

ITEM NUMBER: 5f

22/01921/FHA	Ground floor and garage extensions. External alterations.	
Site Address:	22 Apollo Way, Hemel Hempstead, Hertfordshire, HP2 5QG	
Applicant/Agent:	Adam Rowles	
Case Officer:	Imogen Botterill-Downs	
Parish/Ward:		Highfield
Referral to Committee:	Called in by Ward Councillor	

1. RECOMMENDATION

That planning permission be GRANTED

2. SUMMARY

2.1 The application site is located within residential area of Hemel Hempstead wherein the proposed development is acceptable in principle, in accordance with Policies CS1 and CS4 of the Dacorum Borough Core Strategy (2013).

2.2 The overall size, scale and design of the proposed extensions are acceptable, they relate well to the parent dwelling and application site, and would not result in any harm to the character or appearance of the street scene/area. Given the size and scale of the extensions and the size of the plot, sufficient space is considered to be retained in and around the buildings to avoid a cramped appearance and not result in the overdevelopment of the site.

2.3 The works are not considered to have any significant adverse impacts on the residential amenity of neighbouring properties by being visually overbearing or resulting in a loss of light or privacy.

2.4 Furthermore, it is not considered that the scheme would have an adverse impact on the road network or create significant parking stress in the area.

2.5 Given all of the above, the proposal complies with the National Planning Policy Framework (2021), Policies CS1, CS4, CS8 CS11, CS12 of the Dacorum Borough Core Strategy (2013), Saved Appendix 7 of the Local Plan (2004) and the Parking Standards Supplementary Planning Document (2020).

3. SITE DESCRIPTION

3.1 The application site is a two storey detached property on Apollo Way, in a residential area of Hemel Hempstead.

3.2 The extension to the garage currently proposed has already been undertaken.

4. PROPOSAL

4.1 The proposal is for a single storey side extension and garage extension with external alterations.

4.2 The proposed side extension will project the entire depth of the existing dwelling and extend a further 5.6m to the rear. It will comprise a flat roof 2.5m in height, and infill the existing void between the dwelling and the boundary wall.

4.3 The garage extension proposes to extend the existing garage by 6.1m towards the roadside of Neptune Drive, totalling 12.1m long and 2.4m wide. The garage extension will be the same height as the existing garage. The existing/enlarged garage will be converted to a gym, workshop and office/studio for use by the current occupiers of the dwelling.

4.4 Whilst the proposed plans show an air conditioning unit on the roof of the garage this is no longer for consideration as part of the current application. Concern was expressed and a noise impact assessment was requested but this element has now been withdrawn from the current proposal. An air conditioning unit has been erected on the garage wall and this is currently part of an on-going enforcement investigation.

5. PLANNING HISTORY

Planning Applications:

21/01971/FHA - Garage extension and conversion to office. Single storey side and rear extension. White rendering and wooden cladding. Installation of air conditioning unit.
WDN - 28th September 2021

4/02397/15/LDP - Ground floor rear extension and front porch
GRA - 27th August 2015

Appeals: None

6. CONSTRAINTS

CIL Zone: CIL3

Parish: Hemel Hempstead Non-Parish

RAF Halton and Chenies Zone: Green (15.2m)

Residential Area (Town/Village): Residential Area in Town Village (Hemel Hempstead)

Residential Character Area: HCA20

Smoke Control Order

Parking Standards: New Zone 3

Town: Hemel Hempstead

7. REPRESENTATIONS

Consultation responses

7.1 These are reproduced in full at Appendix A.

Neighbour notification/site notice responses

7.2 These are reproduced in full at Appendix B.

8. PLANNING POLICIES

Main Documents:

National Planning Policy Framework (2021)

Dacorum Borough Core Strategy 2006-2031 (adopted September 2013)
Dacorum Borough Local Plan 1999-2011 (adopted April 2004)

Relevant Policies:

NP1 - Supporting Development
CS1 - Distribution of Development
CS4 - The Towns and Large Villages
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS29 - Sustainable Design and Construction

Supplementary Planning Guidance/Documents:

Accessibility Zones for the Application of Car Parking Standards (2020)
Roads in Hertfordshire, Highway Design Guide 3rd Edition (2011)
Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice (2011)

9. CONSIDERATIONS

Main Issues

9.1 The main issues to consider are:

The policy and principle justification for the proposal;
The quality of design and impact on visual amenity;
The impact on residential amenity; and
The impact on highway safety and car parking.

Principle of Development

9.2 The application site is located in a well-established residential area of the town of Hemel Hempstead whereby in accordance with Policy CS4 residential development is acceptable in principle provided it adheres to local and national planning policy. The proposals are therefore acceptable in principle subject to a detailed assessment of their impacts.

Quality of Design / Impact on Visual Amenity

9.3 Saved Appendix 7 of the Dacorum Local Plan (2004), Policies CS11, CS12 of the Core Strategy (2013) and the NPPF (2021) all seek to ensure that development respects or improves the character of the surrounding area and adjacent properties in terms of scale, massing, materials, layout, bulk and height.

9.4 The application site comprises of a detached property made of red brick, surrounded by other detached red brick properties, all uniform in style but some vary in materiality. Although it is noted that there are other examples of front, side and garage extensions in the vicinity.

9.5 The proposed single storey side extension features a simplistic design with a flat roof measuring 2.5m tall. The flat roof design keeps the mass and bulk of the side extension subtle and moderate. The proposed extension will be tucked between the property and the existing 2.5m boundary wall such that it will not be visible from, nor would it alter the overall character or appearance of this part of the street scene.

9.6 The proposed garage extension has already been constructed and matches the design and height of the original garage such that it appears as a natural continuation. Whilst the garage now extends forward and closer to the highway such that it is more prevalent and noticeable in the street scene it does not appear dominant or incongruous. The extended garage is the same height and therefore has the same overall appearance as the existing boundary walling albeit in a different location.

9.7 Given the extension and the garage are the same height and have the same overall visual impact as the original boundary walling they do not appear cramped or incongruous nor do they result in any visual harm to the application site or wider street scene.

9.8 The single storey side and garage extensions would not cause harm to the character of the area, or the existing dwelling house. As such the application is in accordance with the NPPF (2021), Saved Appendix 7 of the Dacorum Local Plan (2004) and Policies CS11 and CS12 of Core Strategy (2013).

Impact on Residential Amenity

9.9 The application site is located on the corner of Apollo Way and Neptune Drive, meaning the property is exposed on its south and west elevations to the street scene. All the proposed works are sited to the west of the parent property/garage. No works are sited within close proximity to number 20 Apollo Way but are instead set away from the common boundary.

9.10 The side extension is large, projecting 5.6m behind the existing rear elevation however, it is modest in height, and set some distance away from the common boundary such that it would not have a significant adverse impact on the residential amenity of number 20 Apollo Way with regard to loss of light, privacy and visual intrusion. The site extension would have no adverse impact to the properties the other side of Neptune Drive as it is sited beyond the existing walling.

9.11 The application site is unique in its form and layout. The majority of properties on Apollo Way feature a garage and driveway to their front/side, whereas the application site features its garage to the very rear of and at right angles to the dwelling. The extended garage is set some distance from the nearest neighbouring properties (number 20 Apollo Way and number 9 Neptune Drive) and as stated is the same height as the original boundary walling such that it would have very little impact on their residential amenities and would not appear visually intrusive or overbearing.

9.12 The conversion and extension of the original garage to a gym, office/studio and workshop is for the use of the existing occupiers of the dwelling and given its limited size/scale no concerns are raised with regard to noise or disturbance.

9.13 Concern was expressed in relation to the air conditioning unit and potential noise and disturbance (unit currently sited on the garage wall but shown on the roof of the proposed plans) however as stated, this element has now been removed from the proposals. A condition clarifying this will be included for the avoidance of doubt and to safeguard the residential amenities of adjacent properties. Enforcement investigations remain on-going.

9.13 The proposals would not have an adverse impact on the residential amenities of adjacent properties to comply with CS12.

Impact on Highway Safety and Parking

9.14 This application seeks to convert and extend the original garage into additional living space. Measuring 12.1m long and 2.5m wide the extended outbuilding would comprise a gym, workshop and office/studio.

9.15 The measurements of the original existing garage fall short of the minimum garage size set out in the Council's Parking Standards SPD (2020) and as such it cannot be deemed as a net loss in parking provision. The 6.1m extension of the garage removed the original driveway at the rear of the property so would result in the loss of a single parking space. However, having undertaken a site visit it is clear that the applicant has paved the entire front of the property to create a driveway (these works did not require formal planning permission) that will accommodate two parked cars.

9.16 Given the above, and the fact two off street parking spaces are provided, there are no concerns about the safety, or operation of adjacent highways. Furthermore, the proposal does not result in the creation of any additional bedrooms or the intensification in the use of the site.

9.17 The proposals comply with CS8 and CS12 in this regard.

CIL Liable

9.18 Policy CS35 of the Core Strategy requires all developments to make appropriate contributions towards infrastructure required to support the development. These contributions will normally extend only to the payment of CIL where applicable. The Council's Community Infrastructure Levy was adopted in February 2015 and came into force on 1 July 2015. CIL relief is available for affordable housing, charities and Self Builders and may be claimed using the appropriate forms.

9.19 The proposal is not CIL liable (below 100sqm).

Chiltern Beechwood Special Area of Conservation (SAC)

9.20 The planning application is within Zone of Influence of the Chilterns Beechwoods Special Area of Conservation (CB SAC). The Council has a duty under Conservation of Habitats and Species Regulations 2017 (Reg 63) and Conservation of Habitats and Species (EU exit amendment) Regulations 2019 to protect the CB SAC from harm, including increased recreational pressures.

9.21 A screening assessment has been undertaken and no likely significant effect is considered to occur to the CB SAC therefore an appropriate assessment is not required in this case.

Response to neighbour objections

9.22 No formal objections were received

Response to member call-in

9.23 This application was called-in by the Ward Councillor on the grounds that it would cause overdevelopment.

9.24 With regard to overdevelopment this is defined as '*An amount of development (for example, the quantity of buildings or intensity of use) that is excessive in terms of demands on infrastructure and services, or impact on local amenity and character*'. The side extension and enlarged garage are modest in their footprints and sufficient space remains in and around the buildings such that the plot does not appear cramped, furthermore, they are not readily visible from, nor do they result in harm to the street scene as they are the same height as the original boundary walling. The intensity of the residential use would not increase as a result of the proposals and the site is considered of sufficient size to accommodate and adequately serve the level of use without harm to the character of the area or the amenity of occupiers.

10 RECOMMENDATION

10.1 That planning permission be **GRANTED** subject to conditions.

Condition(s) and Reason(s):

1. **The development hereby permitted shall begin before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990, as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

2. **The development hereby permitted shall be carried out in accordance with the following approved plans/documents:**

**AW-201 SK14
AW-200 SK14
TQRQM21123205543383 Location Plan**

Reason: For the avoidance of doubt and in the interests of proper planning.

3. **The development hereby permitted shall be constructed in accordance with the materials specified on the application form.**

Reason: To make sure that the appearance of the building is suitable and that it contributes to the character of the area in accordance with Policies CS11 and CS12 of the Dacorum Borough Core Strategy (2013).

4. **This permission does not relate to any air conditioning units.**

Reason: for the avoidance of doubt and to safeguard the residential amenities of adjacent properties in accordance with Policy CS12 of the Core Strategy 2013.

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments

APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
7	0	0	0	0

Neighbour Responses

Address	Comments