

**ITEM NUMBER: 5f**

<b>22/02796/FHA</b>	<b>Changes to fenestration and single storey rear extension</b>	
<b>Site Address:</b>	<b>17 Wroxham Avenue Hemel Hempstead Hertfordshire HP3 9HF</b>	
<b>Applicant/Agent:</b>	<b>Mr and Mrs Clooney</b>	<b>Mr neil johnson</b>
<b>Case Officer:</b>	<b>Nicole Quinn</b>	
<b>Parish/Ward:</b>		<b>Apsley And Corner Hall</b>
<b>Referral to Committee:</b>	<b>Applicant is an employee</b>	

**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 alterations are acceptable, they relate well to the parent dwelling, and would not result in any harm to the character or appearance of the street scene/area. 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.

2.3 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.

2.4 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 Appendices 3 and 7 of the Local Plan (2004) and the Parking Standards Supplementary Planning Document (2020).

**3. SITE DESCRIPTION**

3.1 The application site is located within a residential area of Hemel Hempstead. The site comprises a modern two storey semi-detached dwelling.

3.2 The immediate character area comprises similarly designed dwelling houses of relatively identical build, age, height and size.

**4. PROPOSAL**

4.1 This application seeks permission for a single storey rear extension and front fenestration changes. The existing front door will be relocated to the side and the front window widened added to the front wall in place of the door.

**5. PLANNING HISTORY**

Planning Applications: None

Appeals: None

## **6. CONSTRAINTS**

CIL Zone: CIL3

Heathrow Safeguarding Zone: LHR Wind Turbine

Parish: Hemel Hempstead Non-Parish

RAF Halton and Chenies Zone: Yellow (45.7m)

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

Residential Character Area: HCA17

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)

Planning Obligations (2011)

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 within a residential area of Hemel Hempstead, wherein in accordance with Policy CS4 of the Core Strategy (2013) the principle of residential development is acceptable subject to compliance with the relevant national and local policies. The main issues of consideration relate to the impact of the proposal's character and appearance upon the existing dwelling house, immediate street scene and residential amenity of neighbouring properties.

### Quality of Design / Impact on Visual Amenity

9.3 Chapter 12 of the Framework emphasises the importance of good design in context and, in particular, paragraph 134 states that development which is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design taking into account any local design guidance and supplementary planning documents. Dacorum's Core Strategy Policies CS11 (Quality of Neighbourhood Design) and CS12 (Quality of Site Design) state that development within settlements and neighbourhoods should preserve attractive streetscapes; integrate with the streetscape character and respect adjoining properties in terms of scale, height, bulk and materials.

9.4 The proposed extension is located to the rear of the dwelling and therefore would not be visible from the street scene. The extension is single storey only and considered a subordinate addition to the host dwelling. The roof form of the proposed development matches that of the existing dwelling. The proposed materials are also to match that of the existing dwelling. The fenestration changes would not alter the overall character or appearance of the dwelling and furthermore could be undertaken without the need for planning permission which is a material consideration.

9.5 Therefore it is considered that the proposal would be sympathetic and in keeping with the surrounding area, respect adjoining properties and would therefore result in no significant adverse effects on the character and appearance of the streetscene in terms of visual and residential amenity. This accords with the local and national policies mentioned above.

### Impact on Residential Amenity

9.6 The NPPF outlines the importance of planning in securing good standards of amenity for existing and future occupiers of land and buildings. Saved Appendix 3 of the Local Plan (2004) and Policy CS12 of the Core Strategy (2013), seek to ensure that new development does not result in detrimental impact upon neighbouring properties and their amenity space. Thus, the proposed should be designed to reduce any impact on neighbouring properties by way of visual intrusion, loss of light and privacy.

#### 9.7 No. 15 Wroxham Avenue:

No. 15 is located to the North East of the application site. The proposed extension has a depth of approx. 3.5m, however it is located off the shared boundary with No. 15 by approx. 3.6m and therefore will not have a negative overbearing impact or cause a loss of light to the occupiers of No. 15. There are no privacy concerns to the occupiers at No. 15 as there are no proposed openings to the side elevation facing towards No. 15.

## 9.8 No. 19 Wroxham Avenue:

No. 19 is located to the South West of the application site. The proposed extension has a depth of approx. 3.5m and is in close proximity to the shared boundary with No. 19. However, the proposed extension is single storey only and an additional 0.5m in depth in comparison to what can be built under permitted development rights without permission. Given the minimal additional 0.5m depth over and above what would not require consent it is not considered to have a detrimental overbearing impact or cause a detrimental loss of light to the occupiers at No. 19. There are no privacy concerns to the occupiers at No. 19 as there are no proposed openings to the side elevation facing towards No. 19.

9.9 The fenestration changes would not have an impact on the residential amenities of any adjacent or surrounding properties.

### Impact on Highway Safety and Parking

9.10 The NPPF (2021), Policies CS8 and CS12 of the Dacorum Borough Core Strategy (2013), and the Parking Standards Supplementary Planning Document (2020) all seek to ensure that new development provides safe and sufficient parking provision for current and future occupiers.

9.11 The application does not seek to alter the access or parking arrangements for the property or to increase the number of habitable rooms within the property. Furthermore adequate off street parking is provided by way of a private driveway. As such there are no significant concerns regarding parking or highway safety in relation to this planning application.

9.12 Overall, it is considered that the proposal would not result in an unacceptable impact on highway safety.

### Other Material Planning Considerations

#### *Impact on Trees and Landscaping*

9.13 Section 6 of the application form states that no trees or hedges are within falling distance of the proposed development and that no tree or hedges need to be removed or pruned in order to carry out the proposal. The proposal would not affect any significant trees/landscaping.

### Response to Neighbour Comments

9.14 No comments received

### Community Infrastructure Levy (CIL)

9.15 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.

## 10. CONCLUSION

10.1 It is not felt that the works would have an adverse impact on the appearance of the dwelling or would significantly impact the street scene. The development would not have a detrimental impact on the amenity of neighbouring properties or highway safety/car parking. Therefore, the proposal is acceptable in accordance with the aims of the National Planning Policy Framework 2021 and Policies CS11 and CS12 of the Core Strategy 2006-2031.

## 11. RECOMMENDATION

11.1 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:**

**Drg No. wren naj 057b 2022  
Site Location Plan**

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

3. **The materials to be used in the construction of the external surfaces of the development hereby permitted shall match the existing building in terms of size, colour and texture.**

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).

### Informatives:

1. Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

**APPENDIX A: CONSULTEE RESPONSES**

<b>Consultee</b>	<b>Comments</b>
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**APPENDIX B: NEIGHBOUR RESPONSES**

**Number of Neighbour Comments**

<b>Neighbour Consultations</b>	<b>Contributors</b>	<b>Neutral</b>	<b>Objections</b>	<b>Support</b>
4	0	0	0	0