

ITEM NUMBER: 5c

22/00882/FHA	Demolition of garage, side extension and loft conversion.	
Site Address:	Greymantle, Hempstead Road, Bovington, Hemel Hempstead, Hertfordshire, HP3 0HF	
Applicant/Agent:	Ben Sterling	
Case Officer:	Martin Stickley	
Parish/Ward:	Bovington Parish Council	Bovington/Flaunden/Chipperfield
Referral to Committee:	Objection from Bovington Parish Council	

1. RECOMMENDATION

That planning permission be GRANTED subject to conditions.

2. SUMMARY

2.1 The proposals involve the enlargement of the property via a side extension and loft conversion. An existing garage would be removed. The works are not considered to result in any significant impacts on neighbouring amenity. The materials would harmonise with the existing property and the design is deemed acceptable. No concerns are raised with highway safety or parking. It is therefore considered that the proposals accord with the policies listed in the 'key policies' section.

3. SITE DESCRIPTION

3.1 Greymantle is a two-storey white-rendered property situated on the north-western side of Hempstead Road, Bovington. Hempstead Road is characterised by a range of semi-detached and detached houses, varying in architectural style and size. The properties on the north-western side are set in a linear building line, forming a soft edge to the settlement boundary to the rear.

4. PROPOSAL

4.1 The proposals include a two-storey side extension, a loft conversion and the removal of an existing garage. The extension would create an enlarged kitchen and boot/utility room on the ground-floor and an enlarged bedroom and two en-suites on the first floor. The loft conversion would provide second floor, which would provide a cinema room. For the purposes of the parking assessment, this room will be considered as a bedroom, as it could be used for this purpose.

5. PLANNING HISTORY

Planning Applications:

19/02679/FHA - Two storey and part first floor part two storey side extensions and two storey rear extension. *Granted - 23rd January 2020. Not implemented.*

21/04703/LDP - Loft extension, removal of chimney stacks and two outbuildings. *Pending consideration.*

22/00869/FHA - Construction of two outbuildings. *Pending consideration.*

22/00883/LDP - Construction of 2 outbuildings. *Refused - 23rd November 2022.*

4/01553/19/FUL - Demolition of garage and construction of two detached two-bed dwellings. *Refused - 23rd August 2019.*

4/01552/19/FUL - Demolition of garage and construction of two, two-bed dwellings. *Refused - 11th October 2019.*

4/00525/19/FUL - Demolition of existing garage and side/rear extensions and construction of two-storey side extension and part single, part two-storey rear extension; conversion from single dwelling into pair of semi-detached properties (total 2 units). *Granted - 1st May 2019. Not implemented.*

4/00519/19/FUL - Demolition of existing garage and side/rear extensions and construction of two-storey side extension and part single, part two-storey rear extension; conversion from single dwelling into pair of semi-detached properties (total 2 units). *Refused - 1st May 2019.*

4/00242/19/OUT - Construction of up to two new dwellings. *Refused - 1st April 2019.*

4/02305/18/FUL - Demolition of existing garage and rear/side extensions. Replace with new rear/side extension and conversion from one dwelling to two. *Withdrawn - 20th December 2018.*

4/01390/18/FUL - Demolition of existing garage and side/rear extensions and construction of two-storey side extension and part single, part two-storey rear extension; conversion from single dwelling into pair of semi-detached properties (total 2 units). *Refused - 17th September 2018.*

4/00282/18/FUL - Construction of two 3-bed semi-detached dwellings and replace garage with gates (amended scheme). *Refused - 18th June 2018.*

4/02926/17/FUL - Construction of 2 semi-detached dwellings and demolition of existing garage to create site access. *Refused - 22nd January 2018.*

/01598/16/FHA - Dropped kerb. *Granted - 29th September 2016.*

4/00592/14/FHA - Single storey side and rear extension. *Granted - 16th May 2014.*

4/02071/10/FHA - Single storey rear/side extension. *Granted - 12th January 2011.*

4/00048/04/FHA - Single storey garage extension with added access. *Granted - 13th February 2004.*

4/01550/01/FHA – Garage. *Granted - 10th October 2001.*

Appeals:

20/00011/REFU - Demolition of garage and construction of two detached two-bed dwellings. *Dismissed - 14th August 2020.*

4/00525/19/FUL - Demolition of existing garage and side/rear extensions and construction of two-storey side extension and part single, part two-storey rear extension; conversion from single dwelling into pair of semi-detached properties (total 2 units). *Partially allowed - 2nd March 2020. The partially allowed appeal relates to planning conditions.*

4/00519/19/FUL - Demolition of existing garage and side/rear extensions and construction of two-storey side extension and part single, part two-storey rear extension; conversion from single dwelling into pair of semi-detached properties (total 2 units). *Dismissed - 29th July 2019.*

4/01390/18/FUL - Demolition of existing garage and side/rear extensions and construction of two-storey side extension and part single, part two-storey rear extension; conversion from single dwelling into pair of semi-detached properties (total 2 units). *Dismissed - 5th March 2019.*

4/02926/17/FUL - Construction of 2 semi-detached dwellings and demolition of existing garage to create site access. *Dismissed - 29th January 2019.*

4/00282/18/FUL - Construction of two 3-bed semi-detached dwellings and replace garage with gates (amended scheme). *Dismissed - 12th June 2019.*

6. CONSTRAINTS

CIL Zone: 2
Heathrow Safeguarding Zone: LHR Wind Turbine
RAF Halton and Chenies Zone: Red (10.7m)
EA Source Protection Zone: 3

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. KEY 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

Core Strategy:

NP1 - Supporting Development
CS1 - Distribution of Development
CS4 - The Towns and Large Villages
CS8 - Sustainable Transport
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS29 - Sustainable Design and Construction

Local Plan:

Saved Appendix 3 - Layout and Design of Residential Areas
Saved Appendix 7 - Small-scale House Extensions

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 within a residential area of a large village wherein, in accordance with Policy CS4 of the Dacorum Core Strategy, appropriate residential extensions are subject to compliance with the relevant local and national planning policies.

Quality of Design / Impact on Visual Amenity

9.3 Saved Appendix 7 of the Dacorum Local Plan provides good design practice on house extensions, seeking to ensure that extensions harmonise with the original character of the house in terms of scale, roof form, window design and external finishes.

9.4 Greymantle is a large detached property and markedly different to dwellings in the immediate vicinity. A two-storey side extension is proposed on the western side. As outlined in saved Appendix 7, side extensions have the potential to upset the balance of the front elevation and thus it may be appropriate to set these back. However, in this case it is considered that the proposed extension, which is full depth, retains the balance of the front elevation and makes the façade more symmetrical.

9.5 The proposals create a crown roof form. This would, in turn, increase the bulk of the building to some degree. However, it is not considered to make the property a prominent addition to the streetscene. This is mainly due to the linear building positioning of properties on Hempstead Road and the fact that the flank elevations are somewhat masked by existing buildings, specifically when travelling east or west. It is worth noting that previous applications have been approved for alterations including a crown roof form on Greymantle (see 4/00525/19/FUL and 19/02679/FHA). However, these applications have not been implemented.

9.6 The loft conversion would comprise a modest increase in the main ridgeline (circa. 0.6-0.7m) to match the existing highest point of the dwelling (see below). Due to the limited increase in height, it is not considered to result in any unacceptable impacts on the streetscene or appearance of the host property.

Figure 1. Existing roof form

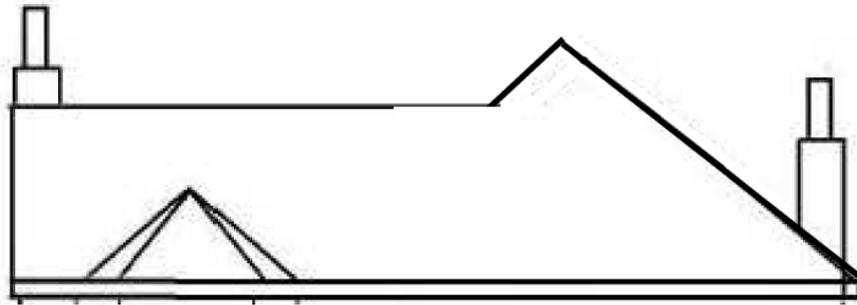
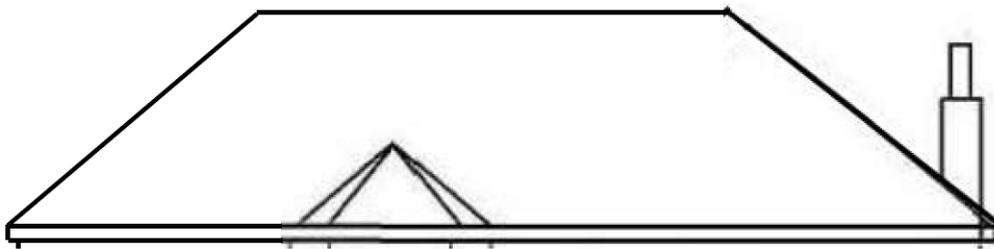


Figure 2. Proposed roof form



9.7 The application form highlights that render and tiles would be used. It does not specifically highlight that these would 'match' the existing property and therefore, if this application is approved, a condition will be imposed in relation to matching materials.

9.8 Taking all of the above into account, the proposals would provide an attractive property that harmonises with the existing streetscape. The bulk of the building would increase but the overall scale and appearance is considered as an improvement over the two previously approved above-mentioned schemes. The proposed development is therefore considered to comply with Policies CS11 and CS12 and saved Appendix 7 in this regard.

Impact on Residential Amenity

9.9 The impact on the established residential amenity of neighbouring properties is a significant factor in determining whether the proposed development is acceptable. The application site is located adjacent to the properties known as Ivydene (south-west) and Parkhurst (north-east). As such, consideration has been primarily given to the impacts of the proposed development on these properties.

Visual Intrusion

9.10 There is no statutory planning definition of visual intrusion or whether development is overbearing. The proximity of built development, height, mass and bulk, topography, orientation and the existing layouts of adjoining dwellings are all relevant factors. As such, whether development is visually intrusive or overbearing is a matter of planning judgement.

9.11 Greymantle occupies a slightly elevated position compared to Ivydene but not appreciably so. As revealed on existing and proposed side elevations (see Drawings EE2 and PE2), there would be no enlargement to the property that would be particularly visible from Ivydene or visually intrusive when viewed from its windows. The single-storey garage on the side of Greymantle would be removed, which would increase spacing between the properties. This is considered to have a positive impact on Ivydene, increasing the feeling of spaciousness between the properties at ground-floor level.

9.12 Parkhurst is situated south-west of the property, closest to the proposed side extension. There is a single side-facing window, acting as a primary window for a bedroom at second-floor level. The built development would extend Greymantle closer to this window by approximately 2.65 metres. The proposals would also elongate the two-storey element in terms of depth, extending above the existing single-storey kitchen and increasing the two-storey depth by circa 3.9 metres. Although the two-storey enlargement would increase the bulk of the property, most of the extension would be set against the backdrop of the existing building. Thus, it is not considered to result in any significant impacts relating to visual intrusion. It is also worth noting that the local planning authority has previously accepted a similar two-storey enlargement to the property under application 4/00525/19/FUL, which also included a sizable two-storey rear extension.

Light

9.13 The daylight and sunlight tests normally used by Local Planning Authorities (LPAs) are set out in the Building Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight: A guide to good practice (2011)'. The BRE guide gives two helpful rules of thumb (25° or 45° tests) which determine whether or not further detailed daylight and sunlight tests are required.

9.14 The proposed build development would not breach the 25 or 45 degree lines from the mid-points of the neighbouring windows. Therefore, it is considered that there would be no significant loss of daylight or sunlight to the neighbouring properties.

Privacy

9.15 The proposals would not provide any new windows on the side of the property. The loft conversion would provide large roof lights and the side extension would provide additional front-and-rear facing windows. When considered against the existing first-floor windows on the rear of the property and the views of neighbouring property/gardens that would be possible, it is not felt that there would be significant additional overlooking above the existing situation. Permitted development rights generally allow for front and rear facing windows at first-floor level, in addition to roof lights and loft conversions, as mutual overlooking from these types of windows is common in residential areas. Regardless, it is not felt that the new windows would result in an unacceptable level of overlooking or loss of privacy. As such, no concerns are raised in relation to the proposed openings.

9.16 Overall, the proposal would avoid unreasonable overlooking into windows and main areas of private open space. The proposal therefore complies with Policy CS12 of the Core Strategy in this regard.

Impact on Highway Safety and Parking

9.17 Policies CS8, CS9 and saved Policy 51 seek to ensure developments have no detrimental impacts in terms of highway safety. Hempstead Road is B4505, a secondary distributor road with 40mph speed limit near the location of the application site.

9.18 Policy CS12 seeks to ensure developments have sufficient parking provision. The Parking Standards Supplementary Planning Document (SPD) (2020) sets standards for different zones within the Borough. Greymantle is situated within Zone 3.

9.19 There are no visibility issues regarding the existing access junctions with Hempstead Road. There are no on-street parking restrictions and neighbouring properties appear to have adequate on-site parking provision. Hertfordshire County Council Highways Department have not been asked to comment on the current proposals but have previously raised no objections to larger schemes on

this site, for example, the enlargement of the building and separation into two separate dwellinghouses. As such, it appears that the access is deemed sufficient by the Highway Authority.

9.20 Turning to parking, the SPD requires three spaces for properties with four bedrooms and an 'assessment on an individual case basis' for properties with more than four bedrooms. The site provides an 'in-and-out' driveway that appears to be able to satisfactorily accommodate for three vehicles, despite the existing garage being removed as part of this application. The retained spaces are considered sufficient for a property of this size, particularly when considering that there are no parking restrictions on Hempstead Road.

9.21 In light of the above, the proposals appear to comply with Policies CS8 and CS12 and the National Planning Policy Framework with regards to highway safety and parking.

Other Material Planning Considerations

Response to Neighbour comments

9.22 The neighbour at Ivydene has objected to the proposals. Their comments are addressed below.

Overlooking and loss of privacy

9.23 This has been considered in the residential amenity section.

Condition requiring existing windows to be obscure glazed

9.24 The LPA has previously added a condition relating to obscure glazing on the first-floor windows facing Ivydene. At appeal (see APP/A1910/W/19/3236036), the Planning Inspectorate concluded that *'it would not be necessary for the level of obscuration to be controlled, or for the window's opening to be restricted by condition.'* This is because the rooms were bathrooms whereby *'mutual privacy would likely be desirable for all parties.'* When taking this into account and the fact that the proposed floor plans retain the rooms as bathrooms, it is not felt necessary to impose a condition.

Asbestos removal

9.25 Asbestos removal is dealt with under separate legislation and is not considered a material planning consideration.

Community Infrastructure Levy (CIL)

9.26 The proposed development falls within Community Infrastructure Levy (CIL) Zone 2. CIL Zone 2 currently requires £196.06 per square metre, subject to indexation. It appears that the proposals would provide less than 100 square metres of new floor space and therefore would not meet the threshold for being CIL-liable. The Applicant is encouraged to check the council's website for further information on CIL liability and the process.

10. CONCLUSION

10.1 To conclude, the application involves a two-storey extension and loft conversion. No significant impacts are identified with regards to residential amenity, highway safety or parking. The proposal would provide a building with a satisfactory appearance, subject to a materials condition, that would harmonise with the streetscene. No other issues are identified. The proposal is therefore considered policy compliant in accordance with all of the aforementioned policies.

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 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).

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

Site Location Plan (no reference)
PE1 - Proposed Front and Rear Elevations
PE2 - Proposed Side Elevations
Proposed Floor Plans (no reference)

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

Informatives:

1. Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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

Consultee	Comments
Bovingdon Parish Council	Object ' over development and inappropriate in relation to neighbouring properties. The drawings submitted with the application are inaccurate and do not provide sufficient detail of dimensions, scale, etc.

APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
13	1	0	1	0

Neighbour Responses

Address	Comments
Ivydene Hempstead Road Bovingdon Hemel Hempstead Hertfordshire HP3 0HF	<p>There is an addition of two new first floor windows at the back of the property and two new skylight windows in the roof leading to an increased amount of overlooking and loss of privacy to the gardens of the neighbouring properties.</p> <p>There should be a condition and/or amended plan provided by the applicant showing the two first-floor flank windows facing Ivydene, as annotated on drawing 'PE2 - Proposed Elevations', which both serve a bathroom/en suite, shall be permanently fitted with obscured glass up to 1.7m above floor level.</p> <p>If the rear, side extensions and garage is to be demolished, then this must only be done under planning permission/building control.</p> <p>We are concerned that due to the date of likely construction in the 1960/70s that there is likely to be asbestos present and that the legal requirements for the safe removal of this are observed in their demolition by the applicant. We ask that this should be a condition of any planning permission and/or unless the applicant can provide a satisfactory and professional, up to date survey confirming that there is no asbestos in the garage and/or the side and rear extensions. If asbestos is found, then suitable guarantees must be put in place to arrange its proper removal and disposal at the expense of the applicant.</p>