

4/03729/15/FHA - TWO STOREY FRONT AND REAR EXTENSIONS.

6 THE BEECHES, TRING, HP23 5NP.

APPLICANT: Mr & Mrs Brinklow.

[Case Officer - Elspeth Palmer]

Summary

The application is recommended for approval.

The principle of appropriate residential development is encouraged in this location. The proposal will not be harmful to the character of the area or the overall streetscene. The proposal will not result in a significant loss of amenities to neighbouring properties. The proposal therefore accords with Policies CS4, CS11, CS12 of the Core Strategy and saved Appendix 7 of the DBLP 1991-2011.

Site Description

The site is in a residential area comprising a row of seven detached two-storey dwellings fronting onto a short road set back from the main Station Road. It is separated from the main road by a large wooded area. It backs onto Hardcourt Road which has a slightly higher density of development, but is generally formed of similar dwellings. Immediately to the west is Hazely which generally comprises semi-detached dwellings. The access to the Beeches is directly opposite the application site meaning it is slightly more prominent than its neighbours.

Proposal

The proposal is for a two storey front and rear extension. The ground floor extension to the front elevation will extend for 3.65 metres thus bringing the frontage of the house to be in line with the existing garage. The ground floor extension to the rear will project 5.1 metres.

The first floor extension to the front of the dwelling will project forward by 2.65 metres and the first floor extension to the rear will project out 4.1 metres. The proposal does not include any extension to the sides of the dwelling.

Referral to Committee

The application is referred to the Development Control Committee due to the contrary views of Tring Town Council.

Planning History

4/02913/15/FHA TWO STOREY FRONT AND REAR EXTENSIONS
Refused
24/09/2015

The reason for refusal was:

The proposed extensions fail to integrate with the streetscape character and fail to respect the adjoining properties in terms of scale, height and bulk. In addition the development will result in an overbearing impact on No. 7 The Beeches. As such the

development is contrary to Policy CS11 and CS12 of the Adopted Core Strategy and inappropriate in terms of the requirements of Appendix 3 of the saved Dacorum Borough Local Plan.

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
Adopted Core Strategy

NP1 - Supporting Development
CS4 - The Towns and Large Villages
CS8 - Sustainable Transport
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS25 - Landscape Character
CS29 - Sustainable Design and Construction

Saved Policies of the Dacorum Borough Local Plan

Policies 10, 12, 13, 15, 21
Appendices 1, 2, 3, 4, 5

Supplementary Planning Guidance / Documents

Environmental Guidelines (May 2004)
Area Based Policies (May 2004) - Residential Character Area [TCA18 Grove Park]
Water Conservation & Sustainable Drainage (June 2005)
Energy Efficiency & Conservation (June 2006)
Accessibility Zones for the Application of car Parking Standards (July 2002)
Landscape Character Assessment (May 2004)

Advice Notes and Appraisals

Sustainable Development Advice Note (March 2011)

Summary of Representations

Tring Town Council

The council recommend refusal as the application is out of character, overdevelopment and would overshadow neighbouring properties. The proposals fail to counter reasons for refusal of the previous application.

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

3 The Beeches - Objects

- the proposal will not reflect the character of the area due to its footprint and volume and therefore detract from the essential character of the road;

- the glazing to the front should be leaded lights to be in keeping with the other properties in the neighbourhood;
- the proposed rear extension will curtail the sunlight and amenity available to No.5 (to the east of No.6) in the afternoon/evening.

7 The Beeches - Objects

- the proposal will have a detrimental impact upon the residential amenity of our property;
- the proposal is not in character with the existing dwelling or the street scene;
- the proposal does project beyond the front wall of the dwelling in a way that dominates the street scene;
- the proposal will cause shadowing over our main reception room;
- the raising of the roof line to create the gable end, albeit now sloping backwards towards the main ridge, would still produce a marked effect of a near 3 storey shadow exacerbated by the fact that the distance between the flank walls of our two houses is only 2.8 metres;
- the proposed double height rear extension, at 5.1 metres in depth from the back of the existing building on the ground floor and 4.1 metres on the first floor, is by reason of its size, design and siting, an un-neighbourly form of development that would have an adverse impact on our property by reason of its overbearing effect. If allowed it would produce significant shadowing and would create a feeling of being hemmed in because of the close proximity and height of the extension. This extension alone would appear to almost double the existing house size;
- the application is not for an extension; it represents an attempt to create what amounts to a second house on the plot;
- The leaded light windows at the front of the existing property are an intrinsic part of the character of both The Beeches and indeed the rest of The Grove estate. The proposal to replace them with powder coated windows (and plain glass) would create a semi-industrial appearance totally at odds with all the other houses.

Considerations

The site falls within the urban area of Tring where the principle of extensions is generally acceptable. The key issues to consider relate to the impact of the proposed works on the character and appearance of the original building, on the character of the street, the impact on neighbours amenities and the adequacy of car parking.

Policy and Principle

The principle of an extension in this location is acceptable and should be considered against Core Strategy policies CS11: Quality of Neighbourhood Design, CS12: Quality of Site Design and saved DBLP Appendix 7 - Small Scale House Extensions.

In particular, policy CS12 states that development should:

- a) provide a safe and satisfactory means of access for all users;
- b) provide sufficient parking and sufficient space for servicing;
- c) avoid visual intrusion, loss of sunlight and daylight, loss of privacy and disturbance to the surrounding properties;

- d) retain important trees or replace them with suitable species if their loss is justified;
- e) plant trees and shrubs to help assimilate development and softly screen settlement edges;
- f) integrate with the streetscene character; and
- g) respect adjoining neighbours in terms of:
 - i) layout; ii) security; iii) site coverage; iv) scale; v) height; vi) bulk; vii) materials; and
 - viii) landscaping and amenity space

Previous Refusal:

The proposed extensions fail to integrate with the streetscape character and fail to respect the adjoining properties in terms of scale, height and bulk. In addition the development will result in an overbearing impact on No. 7 The Beeches.

For the reasons given below it is now considered that the proposal is acceptable.

Effects on appearance of building

The proposal provides a new roofscape that is appropriate in terms of its roofing materials. The front extension has been broken down into two hipped first floor bays with a recessed window. The ground floor extension is in line with the existing garage with a hipped roof above mirroring the existing roof line above the garage.

Although front extensions should be small scale this extension sits within a good sized plot with good set back from the front boundary.

TCA 18: Grove Park states that extensions should be subordinate in terms of scale to the parent building. The first floor pitched roof bays proposed to the front and rear of the dwelling are set down from the main ridge line of the existing dwelling.

Although the scale of the property will be increased it will not dominate the building.

The matching tiles and brick work will be in keeping with the character of the property.

Overall the appearance of the property will be concordant with saved DBLP appendix 7 and policy CS12.

Impact on Street Scene

The alterations to the front of the property will not be discordant with the street scene, although there is some uniformity evident, it is not so exceptional that it should be rigidly conformed to.

The proposal will bring the dwelling's character more in line with its immediate neighbours with the two storey hipped bay being a common feature in the street scene. The character of dwellings along Beech Grove (which are highly visible from the front and rear garden of the site) are modern in design and provide a different type of architecture to the area.

The property will be modernised in appearance and although a little different to some other dwellings in the street, the street is considered to benefit from a slight variation and individuality of properties. The extension will not dominate the street scene or

significantly alter its character.

There is sufficient set back to avoid an overbearing impact upon the street scene.

The window design is being changed from lead light design to powder coated aluminium which is different to the windows found generally in the Grove Road area. The newer housing on Beech Grove do not have this design of windows. It would not be considered detrimental to the street scene for the window design to be different.

It is considered the proposal would preserve attractive streetscapes in accordance with CS11 and integrate with the streetscape character in accordance with CS12.

Impact on Neighbours

Loss of sunlight and daylight

The neighbour on the eastern side No. 5 The Beeches will not be significantly affected by the proposal as they are well removed from the No. 6 The Beeches. The distance between the proposal and the side boundary is 2.75m and then No. 5 has a single storey garage and access path adjacent to this boundary thus making the actual dwelling well removed from the proposal.

The neighbour at No. 7's outlook or light would remain unaffected by the proposal and the Building Research Establishment guidelines are adhered to. The applicant has proved by using the 45 degree test that there will be no significant loss of sunlight and daylight to the rear main window of No. 7. The elevation is north-west facing so the proposed extension would not over shadow No. 7. (The distance between the two dwellings is 2.75 metres).

The proposal does not include any side extensions.

Loss of privacy

There will be no loss of privacy for either of the neighbours as all first floor windows will be permanently fitted with obscure glass and non-opening.

There is fencing along both boundaries at ground floor level.

There is still adequate distance between No. 6 and their rear neighbour (24 metres to the rear boundary) to avoid any overlooking or visual intrusion.

The proposal would not unduly harm the amenity of neighbouring property in accordance Core Strategy policy CS12 and saved appendices 3 & 7.

Impact on Trees and Landscaping

There are no significant trees in proximity to the proposal.

Impact on Highway Safety

The proposal will change the existing dwelling from a 3 bed dwelling to a 5 bed dwelling. There are currently 4 car parking spaces on site.

The maximum standards for a 5 bedroom dwelling in this location is 3 spaces so the current provision is adequate.

Sustainability

The applicant has submitted a Sustainability Checklist. The proposal will be built to modern building standards thereby improving the overall sustainability of the home. The proposal is therefore in accord with CS29.

CIL

The applicant has applied for a "self- build exemption".

RECOMMENDATION – That planning permission be **GRANTED** subject to the following conditions:

- 1 **The development hereby permitted shall be begun 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 extension hereby permitted shall match in size, colour and texture those used on the existing building.**

Reason: To ensure a satisfactory appearance to the development and to comply with Core Strategy Policy 11 and 12.

- 3 **The windows at first floor level in the eastern and western elevations (ie. the side elevations) of the development hereby permitted shall be non opening and shall be permanently fitted with obscured glass.**

Reason: In the interests of the amenity of adjoining residents and to comply with CS 11 and 12.

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

01
02
03A
DESIGN AND ACCESS STATEMENT
CIL
LOCATION PLAN
SUST CHECKLIST
45 degree check

Reason: For the avoidance of doubt and in the interests of proper planning and to comply with Core Strategy 11 and 12.

Article 35 Statement:

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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.