

ITEM NUMBER: 5b

22/03334/FHA	First floor front and side extension and loft conversion comprising of rear and side dormers resulting in a crown roof, partial garage conversion	
Site Address:	4 Coniston Road, Kings Langley, Hertfordshire, WD4 8BU	
Applicant/Agent:	Anna Iversen	Mr Mike Holdbrook
Case Officer:	Nicole Quinn	
Parish/Ward:	Kings Langley Parish Council	Kings Langley
Referral to Committee:	Contrary view of Parish Council	

1. RECOMMENDATION

That planning permission be GRANTED subject to conditions

2. SUMMARY

2.1 The application site is located within the residential area of the large village of Kings Langley wherein the proposed development is acceptable in principle, in accordance with Policies CS1 and CS4 of the Dacorum Borough Core Strategy (2013) and Policy KL1 of the Kings Langley Neighbourhood Plan.

2.2 The overall size, scale and design of the proposed alterations are acceptable, and would not result in detrimental harm to the character or appearance of the property or this part of the street scene/area. Subject to the inclusion of a condition requiring obscure glazing to the side dormer, the proposed 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) and Policies KL1 and KL4 of the Kings Langley Neighbourhood Plan.

3. SITE DESCRIPTION

3.1 The application site is located within a residential area of Kings Langley. The site comprises a modern two storey detached dwelling.

3.2 The immediate character area comprises dwelling houses of different designs, with all different build, age, height and size; the overall character of the area is not evident.

4. PROPOSAL

4.1 This application seeks permission for a first floor front and side extension and loft conversion comprising of rear and side dormers resulting in a crown roof, partial garage conversion.

5. PLANNING HISTORY

Planning Applications:

4/00215/19/FHA - Demolish existing garage and side single level extension. Construction of two storey side extension with basement.

GRA - 18th March 2019

4/00309/18/FHA - Front porch and conversion of garage

GRA - 26th March 2018

4/02234/17/DRC - Details as required by conditions 2 (materials), 3 (highway safety) and 4 (access arrangements) attached to planning permission 4/00032/16/fha (excavation of front garden to provide 4 off road parking spaces & new drop kerb access from main road)

GRA - 28th November 2017

4/00528/17/FHA - Single storey front and side extension

GRA - 28th April 2017

4/00527/17/LDP - Loft conversion with hip to gable rear dormer and front roof lights

GRA - 28th April 2017

4/00032/16/FHA - Excavation of front garden to provide 4 off road parking spaces and new drop kerb access from main Road.

GRA - 24th March 2016

4/02222/03/FHA - Two storey and single storey side extensions and loft conversion

GRA - 18th December 2003

4/00041/03/FHA - Two storey side extension, single storey side extension and loft conversion

REF - 5th March 2003

Appeals : None

6. CONSTRAINTS

Area of Archaeological Significance: 40

Article 4 Directions: Land at Abbots Rise, Kings Langley

CIL Zone: CIL2

Green Belt: Policy: CS5

Heathrow Safeguarding Zone: LHR Wind Turbine

Large Village: Kings Langley

Oil Pipe Buffer: 100

Parish: Kings Langley CP

RAF Halton and Chenies Zone: Yellow (45.7m)

Residential Area (Town/Village): Residential Area in Town Village (King Langley)

Parking Standards: New Zone 3

EA Source Protection Zone: 3

EA Source Protection Zone: 2

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)
Kings Langley Neighbourhood Plan (November 2021)

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 the large village of Kings Langley, wherein in accordance with Policy CS4 of the Core Strategy (2013) and Policy KL1 of the Kings Langley Neighbourhood Plan 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 Kings Langley Neighbourhood Plan 2020-2038 (Appendix B) Policy HO.11 (Extensions and Alterations) state that external alterations should respect or enhance the visual appearance of the original buildings and the character of the wider street scene. The site resides within the Peripheral Zone Character Area, according to the Kings Langley Neighbourhood Plan. This area is characterised by a variety of typologies with densities from low to medium with a prevalence of detached houses with deep front and back gardens situated to the west, some modern terraced houses at the top of Coniston Road and semi-detached properties with narrow front gardens to the east. Kings Langley Neighbourhood Plan Policies KL3 (Character of Development) and KL4 (Design of Development) seek to ensure that development proposals conserve and, where practicable, enhance the character of the Character Area in which it is located, reflecting architectural variety found locally and using materials that are in keeping with those used in existing buildings in the immediate locality. Development proposals should demonstrate a high quality of design, which responds and integrates well with their surroundings and meets the needs of the population of the neighbourhood area.

9.5 The proposed first floor front/side extension does not extend beyond the existing front elevation and would appear as a natural continuation of the parent property. Whilst appendix 7 of the Dacorum Borough Local Plan requires side extensions to be set back and set down so as to appear subservient in its context the current proposal is considered acceptable. Most dwellings within the street scene are large detached dwellings and many have been extended to the side at two storeys without being set back or set down such that the proposal will successfully integrate without appearing dominant or intrusive. There is much variety in design in the area.

9.6 It is acknowledged that both the side and rear dormer window are large in size, however the rear one would not be publically visible such that it would have no impact on the character or appearance of the property or wider street scene. Whilst visible in the street scene, the side dormer is set back and set slightly up from the eaves such that it would not appear unduly prominent or intrusive to the detriment of the area. A side dormer to the existing property could be constructed without the need for permission and this is a material consideration. It is proposed to introduce a crowned roof but this would not be perceived as such from street level such that there would be no visual harm

9.7 The site is not located within the conservation area, nor does it form the setting of the conservation area. Nevertheless the comments of the Conservation and Design Officer are noted. Concerns were raised regarding the size of the side and rear dormer windows in that it would be preferable if they were reduced to make them less prominent. However, as set out, the application site is not located within a sensitive area, and as such on balance it is concluded that a refusal on these elements alone, especially given the Permitted development fall-back position could not be sustained.

9.8 The proposed materials are to mostly match that of the existing dwellinghouse, with the dormers using tile hung and plain concrete tiles, such that the development will harmonise well and the proposed materials are considered acceptable.

9.9 Overall, it is considered that the even though it would be preferable if the proposed dormer windows were reduced in size and the side dormer to be set further back from the front elevation, the proposal on balance is in keeping with the surrounding area, respects adjoining properties and would therefore result in no significant adverse effects on the character and appearance of the street scene in terms of visual and residential amenity. This accords with the local and national policies mentioned above.

Impact on Residential Amenity

9.10 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.

9.11 No. 2 Coniston Road:

No. 2 is located to the East of the application site. The proposed front/ side first floor extension is only slightly larger than that already existing on site and therefore will not have a detrimental impact with regard to loss of light or have an overbearing impact. There are no windows at first floor level in the side of No. 2. The dormer window to the rear will not have a negative impact on the neighbouring amenity to the occupiers at No. 2 due to the location and size of the development. The existing rear facing first floor windows would permit similar views to the proposed rear dormer. The proposed side dormer window will be screened by the existing dwellinghouse such that it will have no impact. The proposed development does not include any openings facing the side elevation of No. 2 and therefore there are no privacy concerns.

9.12 No. 6 Coniston Road:

No. 6 is located to the West of the application site. The proposed front/ side first floor extension is screened by the existing dwelling and will therefore not have a negative impact on the neighbouring amenity of the occupiers at No. 6. The dormer window to the rear will not have a negative impact on the neighbouring amenity to the occupiers at No. 6 due to the location and size of the development. The proposed side dormer window will not have a negative overbearing impact due to the difference in orientation (set on a slight angle as at the bend of the road), the fact No. 6 occupies a higher land level and there is sufficient separation distance between the dwellings. There will also be no detrimental loss of light or privacy concerns to No. 6 as there are no existing windows to the side elevation of No. 6. The side dormer does include a window facing towards No. 6, however as this occupies a non-habitable room, therefore there are no privacy concerns. A condition requiring obscure glazing is necessary and reasonable to safeguard the future privacy of No. 6.

9.13 There are no dwellings located to the rear of the property and as there are existing rear facing windows on the property the proposed dormer window does not raise any amenity concerns in comparison to the site as existing.

9.14 As such the application is in accordance with Saved Appendix 3 of the Local Plan and Policy CS12 of the Core Strategy.

Impact on Highway Safety and Parking

9.15 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.

9.16 This application seeks to demolish the existing garage, however this is not large enough to be considered a garage by DBC Parking Standards, as such this is not considered a loss in parking. Additionally, the application proposes an additional bedroom, the four bedroom property being turned into a five bedrooms. In accordance with the Council's Parking Standards SPD, a four bedroom property requires 3 off street parking spaces and five bedroom property must be assessed on an individual basis. The application site benefits from a driveway which can fit at least three cars. The additional single bedroom would not result in a significant intensification of the use of the dwelling and as such would not have a residual impact on parking demand. The existing three spaces are considered acceptable for the proposals within this location. As such there are no concerns regarding parking as part of this application.

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

Other Material Planning Considerations

9.18 Section 7 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.

9.19 Response from Parish/ Town Council:

9.20 Objection - The Council objects to this application on the grounds that the proposed development would overlook neighbours' properties and affect their privacy.

9.21 I have addressed the comments regarding impact on neighbouring amenity above in the report.

Response to Neighbour Comments

9.22 N/A

Community Infrastructure Levy (CIL)

9.23 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 To conclude 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 It is recommended that planning permission be GRANTED, subject to the conditions below.

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. 22/0711/02 Rev A - Proposed Block Plan Plan
Drg No. 22/0711/07 Rev A - Proposed Second Floor Plan
Drg No. 22/0711/09 Rev A - Proposed Elevations
Drg No. 22/0711/04 - Proposed Ground Floor Plan
Drg No. 22/0711/06 - Proposed First Floor Plan
Site 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. The window(s) at roof level (dormer window) in the west elevation of the extension hereby permitted shall be non-opening and permanently fitted with obscured glass.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings in accordance with Policy CS12 (c) of the Dacorum Borough Council Core Strategy (2013) and Paragraph 130 (f) of the National Planning Policy Framework (2021).

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

Consultee	Comments
Kings Langley Parish Council	<p>The Council objects to this application on the grounds that the proposed development would overlook neighbours' properties and affect their privacy.</p>
British Pipeline Agency	<p>Thank you for your correspondence enclosing details of your proposals.</p> <p>Having reviewed the information provided, the BPA pipeline(s) are not affected by these works, and consequently no site visit or supervision will be required and the works are free to continue as planned.</p> <p>However, if the location of your work should change, please contact us immediately, by emailing landsteam@bpa.co.uk.</p> <p>This response is valid for 90 days. After which, if a refresh is required, please quote the BPA reference number "2022-6051" and email landsteam@bpa.co.uk stating this is a refresh, and we can check whether these works are still ok to proceed.</p> <p>Whilst we try to ensure the information we provided is accurate, the information is provided Without Prejudice and we accept no liability for claims arising from any inaccuracy, omissions or errors contained herein.</p>
Conservation & Design (DBC)	<p><u>Final Comments</u> dated 13.01.23; While I remain of the view that both dormers are too large and bulky, given the lack of policy with regard to dormers and lack of constraints for this site, I would not want to recommend refusal.</p> <p><u>Interim Comments</u> dated 09/12/2022; requested that the rear and side dormer of this proposal for a loft conversion be reduced in size due to their prominence in views along Coniston Road and from the rear along the Hemel Hempstead Road.</p> <p>There has been no change to the side dormer. The agent has given context for this retention in that the whole staircase will need to be reconfigured in order to reduce it in scale and the applicants would prefer to retain it as it is.</p> <p>The rear dormer has had its Juliette balcony removed and the side windows narrowed. This does not go far enough as the dormer is still very tall and prominent with large areas of glazing that could draw the eye. In order to significantly reduce its visual impact the full length glazing should be removed and the dormer set down from the ridge and up from the eaves.</p>

	<p>The matching of the window to the front is welcome.</p> <p>If the rear dormer can be significantly reduced further in scale then this will offset some of the impact of the side dormer which the applicants are unwilling to amend and would make the proposal would be more acceptable overall.</p> <p>Recommendation: Further amendment needed prior to approval.</p> <p><u>Original Comments</u> 17.11.22 ; Coniston Road is a detached 1930s house on the north side of the road close to the junction with the Hemel Hempstead road and open land down to the Grand Junction Canal with open countryside to the rear.</p> <p>The proposal seeks to make internal alterations on the ground floor, build out over the garage erasing the existing cat slide to the right on the front elevation and building a loft extension with two dormers.</p> <p>The dormers are quite bulky and the one to the rear will have a Juliette balcony, both are will be prominent in surrounding views. The side dormer is visible when descending the hill further along Coniston Road to the south west and the rear dormer would be visible in periods with less leaf cover across the open countryside from the Hemel Hempstead Road to the north, when entering the town. Both would benefit from being reduced in scale to lessen their visual impact.</p> <p>One further minor change might be to match the form of the window over the garage to the others on the south elevation to create a more harmonious front elevation.</p> <p>Recommendation: Amendments needed prior to approval</p>
--	---

APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
4	0	0	0	0

Neighbour Responses

Address	Comments