

ITEM NUMBER: 5c

22/03690/FHA	Proposed two storey side extension	
Site Address:	62 Highfield Road, Berkhamsted, Hertfordshire, HP4 2DD	
Applicant/Agent:	Ms C Bernardini	Mr Steven Johnston
Case Officer:	Nicole Quinn	
Parish/Ward:	Berkhamsted Town Council	Berkhamsted East
Referral to Committee:	Contrary views of town council	

1. RECOMMENDATION

That planning permission be GRANTED.

2. SUMMARY

2.1 The application site is located within residential area of Berkhamsted 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 proposed scheme has been amended such that now the overall size, scale and design of the proposed alterations are acceptable, they relate well to the parent dwelling, would re-balance the front elevations of this semi-detached pair of properties and would not result in any harm to the character or appearance of the street scene or this part of the Berkhamsted conservation 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 and CS27 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 a two storey end of terraced property on Highfield Road, in a residential area of Berkhamsted located within the Conservation Area.

4. PROPOSAL

4.1 The proposal is for the demolition of the existing garage, construction of a two storey side extension, a single storey rear extension.

5. PLANNING HISTORY

Planning Applications :

4/01388/07/FUL - Dwelling incorporating existing extension
REF - 2nd August 2007

4/01109/05/RET - Retention of hardstanding to the side of dwelling
REF - 22nd July 2005

4/01754/01/FUL - New dwelling
REF - 23rd November 2001

4/00629/01/FUL - Dwelling
REF - 11th July 2001

Appeals :

4/01109/05/RET - Development Appeal
- 12th May 2006

4/01754/01/FUL - Development Appeal
- 23rd August 2002

6. CONSTRAINTS

BCA Townscape Group
CIL Zone: CIL1
Berkhamsted Conservation Area
Parish: Berkhamsted CP
RAF Halton and Chenies Zone: Green (15.2m)
Residential Area (Town/Village): Residential Area in Town Village (Berkhamsted)
Residential Character Area: BCA2
Parking Standards: New Zone 3
Town: Berkhamsted

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
CS27 – Quality of the Historic Environment
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 occupied by a residential dwelling and located within the town of Berkhamsted and within the Conservation Area wherein, in accordance with Policy CS4 of the Dacorum Core Strategy, the principle of appropriate residential development is acceptable.

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 any new development/alteration 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 is situated within the Berkhamsted Conservation Area. Therefore the design and appearance of the proposed extension to the property needs to be sympathetic to the conservation area and the surrounding environment and its heritage. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that local authorities should have special regard to preserving the setting of listed buildings. This requirement should be given great weight in the planning process. The impact of the development proposals on local conservation areas must also be assessed as required by section 72(1) of the Act.

9.5 Paragraph 199 of the Framework states that great weight should be given to the conservation of heritage assets when considering the impact of a proposed development. Policy CS27 requires development to protect, conserve and where appropriate enhance the integrity, setting and distinctiveness of heritage assets.

9.6 The proposed development has been amended to be reduced in width, the originally proposed gable roof replaced with a hipped roof, and the rear fenestration reduced in size. As amended the scheme is considered to be appropriate in terms of its design, bulk, scale and use of materials. The proposed development would result in a more coherent extension of the property. The attached neighbouring property has been extended by way of a two storey side extension which is not set back or set down. The proposed extension would re-balance the appearance of the semi-detached pair and as such in this instance it is not considered necessary for it to be set back or set down. To avoid appearing visually prominent in the street scene the width has been reduced during the course of the application to provide relief to the side and the hip roof will provide additional space in and around the dwelling to ensure it integrates well. This part of Highfield Road does not have a formal building line but as a result of the proposal No. 62 would be closest property to the street on the

western side. It is however important to note that further to the north, closer to the high street the properties actually sit at the back edge of the footpath so are much more prominent. In its context the proposal would not appear unduly prominent, or dominate the street scene. The originally proposed first floor doors and Juliette balcony which would have appear incongruous have been omitted and replaced by standard windows to harmonise well.

As such the proposals are considered to be acceptable in accordance with Policies CS11 and CS12 of the Core Strategy.

9.7 The Conservation and Design officer has commented on the amended plans and states that the proposed development is considered acceptable and would have a neutral impact on the Conservation area.

9.9 Regard has been had to the statutory tests of preserving or enhancing the character and appearance of Conservation Area under section 72 of The Planning (Listed Building and Conservation Areas) Act 1990, which, it is accepted, is a higher duty. It is concluded that the proposed alterations do respect the character and design of the existing dwellinghouse and the character of the surrounding area or Berkhamsted Conservation Area, and therefore complies with Policy CS11 and CS27 of the Dacorum Borough Core Strategy and Saved Appendix 7 of the Local Plan.

Impact on Residential Amenity

9.9 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.

9.10 No. 64 Victoria Road:

No. 64 is located to the West of the application site. The proposed two storey side extension will be screened by the existing dwelling and therefore will not affect the neighbouring amenity of No. 64.

9.11 No. 58 Highfield Road:

No. 58 is located to the North of the application site. The proposed two storey side extension will not appear overbearing or cause a detrimental loss of light to the occupiers at No. 58 due to the siting and location of the proposed development and the fact it aligns with the rear elevation of the existing building. The new proposed windows will not have a negative impact on the privacy of the occupiers at No. 58 and as there are existing rear facing windows which permit a similar view, therefore the proposed development is not dissimilar to the site as existing. The originally proposed doors and Juliette balcony have been omitted.

9.12 No. 55 Highfield Road:

No. 55 is located to the East of the application site and beyond the road. Due to the sufficient separation distance between the proposed development and No. 55 there are no neighbouring amenity concerns.

9.13 Adequate garden amenity space would also be retained at the rear for the use and enjoyment of occupiers of the extended dwelling.

9.14 The proposed development does not raise any concerns regarding the residential amenity of this application. The application is therefore in accordance with Policy CS12 of the Dacorum Borough 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 The application does not seek to alter the access or parking arrangements of the property. The application seeks to increase the number of habitable rooms within the property. The SPG states that a 3 bedroom property requires 2.25 allocated parking spaces, this would be rounded down to 2 parking spaces. Adequate off street parking is provided to the front of the property for 2 parking spaces and as such there are no significant concerns regarding parking or highway safety in relation to this planning 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 Response from Parish/ Town Council:

9.19 *"The Committee agreed with the comments made by Conservation and Design and objected on grounds of overlooking to the neighbouring cottage in Highfield Road"*.

9.20 The plans have been amended since these comments were submitted and the proposed development has been amended as per Conservation and Designs comments. This comment has also been addressed in the 'neighbouring amenity' section of the report above.

Response to Neighbour Comments

9.21 N/A

Community Infrastructure Levy (CIL)

9.22 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 character or appearance of Berkhamsted Conservation Area. It is not felt that the proposed development would have a detrimental impact on the character or appearance of the existing 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 2019 and Policies CS11, CS12 and CS27 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. 22/SPE/000, Site Location Plan
Drg No. 22/301, Proposed Plans
Drg No. 22/302, Proposed Elevations**

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).

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
Berkhamsted Town Council	Objection: The Committee agreed with the comments made by Conservation and Design and objected on grounds of overlooking to the neighbouring cottage in Highfield Road. CS12
Conservation & Design (DBC)	<u>Original comments:</u> No objections to this 2-storey side extension from a design perspective. However, the rear upper floor window and 'balcony' is disproportionately large and would appear to create overlooking issues in relation to the neighbouring cottage in Highfield Road. It should be scaled back to form a conventional window opening. I would

	<p>also question the need for two rooflights, given the room is well-lit by windows. I am assuming too that the substantial tree screen will also be retained.</p> <p><u>Final Comments:</u> the proposals have been amended in line with our comments. In addition the changed of the roof form to a hipped roof reduce the impact of the extension within the streetscape. As such we would not object. Materials to match existing.</p>
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APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
6	0	0	0	0

Neighbour Responses

Address	Comments