

ITEM NUMBER: 5d

23/00139/FHA	Single storey front extensions and alterations, part two and part single storey rear extension	
Site Address:	31 Cemetery Hill Hemel Hempstead Hertfordshire HP1 1JF	
Applicant/Agent:	Mr and Mrs Aimee Hart	Mr Neil Johnson
Case Officer:	Nicole Quinn	
Parish/Ward:		Boxmoor
Referral to Committee:	Called in by Cllr Allen who has concerns about the adverse impact on adjacent properties.	

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 and comprises of a two storey semi-detached dwelling.

4. PROPOSAL

4.1 The proposal includes a single storey front extension and alterations, part two storey and single storey rear extension.

5. PLANNING HISTORY

Planning Applications :

22/03434/FHA - Single storey front and part two storey front extension
REF - 23rd December 2022

Appeals :

23/00017/REFU - Single storey front and part two storey front extension
LODGED -

6. CONSTRAINTS

CIL Zone: CIL3

Former Land Use (Risk Zone):

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: HCA11

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 the town of Hemel Hempstead wherein residential development is encouraged in accordance with Policy CS4 of the Core Strategy 2013. The principle of the extension is therefore acceptable subject to a detailed assessment of its impact.

Quality of Design / Impact on Visual Amenity

9.3 Chapter 12 of the National Planning Policy 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 It is noted that there are a range of dwelling types along Cemetery Hill such that there is variety. The application site is a semi-detached dwelling. There are three pairs of semi-detached dwellings within this part of the street scene all of exactly the same design, with projecting cat slide front roof and small dormers.

9.5 The proposed single storey front extension is limited in size and is considered a subordinate addition to the host dwelling. The proposed roof form matches that of the existing dwelling and is therefore considered acceptable. The proposed materials are to match that of the existing dwelling and are therefore considered to integrate the proposed works into the vicinity. The front extension would not detract from the strong character of the dwelling or the distinctive front cat slide and thus would not detract from the group or affect the overall character or appearance of the street scene.

9.6 The proposed part single, part two storey rear extension has a depth of approx. 3.5m and is located off the shared boundary at first floor level with both adjoining neighbouring properties. It is set down and set in such that it is subservient and is considered to be appropriate in terms of its design, bulk, scale and use of materials.

9.7 It is concluded that the proposed alterations do respect the character and design of the existing dwellinghouse and the character of the surrounding area, and as such do comply with Policy CS11 and CS12 of the Dacorum Borough Core Strategy and Saved Appendix 7 of the Local Plan.

Impact on Residential Amenity

9.8 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 visual intrusion, loss of light and privacy.

9.9 Impact on No. 29 Cemetery Hill:

No. 29 is located to the East of the application site. Whilst it should be noted that No. 29 is located on a lower level than No. 31, and that the proposed front extension would be located closer to the shared boundary with No. 29 than what is existing on site, the proposed development is single storey and due to the limited size of the proposed extension it would not appear visually intrusive or overbearing. The 45 degree line test is indicative of light levels and visual intrusion. The proposed development clears of the 45 degree test (in plan and elevation) and would therefore not cause a detrimental loss of light to the occupiers at No. 29. The proposed part single, part two storey rear extension will not extend more than 3m beyond the rear of No. 29 as they benefit from a single storey rear extension and as the proposed development is located off the shared boundary with it will not appear unduly overbearing and will not cause a detrimental loss of light. There is again no breach of the 45 degree line test (the plans do not demonstrate this in elevation but having visited the site, it is clear there would be no breach). There are no proposed windows to the side elevation facing towards No. 29 and therefore there are no privacy concerns.

9.10 No. 33 Cemetery Hill:

No. 33 is located to the West of the application site. The proposed front extension will be screened by the existing dwellinghouse and therefore not have a negative impact on the neighbouring amenity of the occupiers of No. 33. The proposed part single, part two storey rear extension is approx. 3m in depth and will not intrude into the 45 degree angle, therefore it is concluded that it would not appear overbearing or cause an adverse loss of light to the occupiers at No. 33. There are no proposed windows to the side elevation facing towards No. 33 and therefore there are no privacy concerns.

9.11 Based on the above the application is considered to be in accordance with Saved Appendix 3 of the Local Plan and Policy CS12 of the Core Strategy.

Impact on Highway Safety and Parking

9.12 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.

9.13 The proposal does not seek to alter the access or parking arrangements. There is an additional bedroom being proposed. In accordance with the Council's Parking Standards SPD a four bedroom property in this location would require three allocated off-street parking spaces. There are two off street parking spaces provided on the private driveway to the front. Whilst this results in a short-fall of a single space the application is in very close proximity to the main town centre and is thus a highly sustainable and accessible location whereby a reduced parking provision may be acceptable. In additional at the scale proposed; the additional of a single bedroom only, it is not considered that the proposed development would result in residual harm to highway safety.

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

Other Material Planning Considerations

9.15 None

Response to Neighbour Comments

9.16 An objection has been received from No. 29 Cemetery Hill raising the following points:

- Loss of light, overbearing and visually intrusive – This has been addressed above within the 'neighbouring amenity' section of the report.

- The Annual Probable Sunlight Hours test – This is not required as the application illustrates that the proposed development will not intrude into any 45 degree angles.
- Previous application refused – The proposed development is considerably different to that of the previous application and is now considered acceptable. The previous application proposed a first floor front extension which has now been relocated to the rear.

Community Infrastructure Levy (CIL)

9.17 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.

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 03 2023
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. 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
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APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
5	1	0	1	0

Neighbour Responses

Address	Comments
29 Cemetery Hill Hemel Hempstead Hertfordshire HP1 1JF	<p>We write to object to the proposed 2-storey rear extension.</p> <p>No 31 is approximately 1 metre above our property due to the gradient of the hill; to build a 2-storey extension only 1 metre from the boundary will negatively impact us as the extension will be overbearing and visually intrusive when viewed from our garden and inside our house. The planned extension is deeper than our current one storey rear extension so will obscure an un-acceptable amount of our light because of the height difference (due to the gradient of the hill). The proposed extension will cause shadows across our property and garden and reduce our enjoyment of them. It will also shadow our velux windows which give a huge amount of light to our property.</p> <p>Can it be demonstrated that the proposed extension meets relevant thresholds from The Annual Probable Sunlight Hours (APSH) test? We understand that this is used when considering impact on daylight from nearby properties.</p> <p>A recent application for a 2-storey extension to this property was refused by the council on the basis it was overbearing and visually intrusive to our property; we believe the same applies to this new application.</p>