

Item: 5d

23/01777/FHA	Construction of a replacement single storey rear extension, a porch and loft conversion incorporating front and rear dormer windows.
Site Address:	31 Watford Road, Kings Langley, Hertfordshire, WD4 8DY
Applicant/Agent:	Mr and Mrs De Coninck
Case Officer:	Robert Freeman
Parish/Ward:	Kings Langley Parish Council Kings Langley
Referral to Committee:	This application has been referred to committee in view of the contrary recommendation of the Parish Council. The Parish Council consider that the bulk and size of the extension would result in a cramped development on the plot.

1. RECOMMENDATION

- 1.1 That planning permission is **GRANTED**

2. SUMMARY

- 2.1 The application site is located in a residential area of Kings Langley where the proposed development is acceptable in principle in accordance with Policies CS1 and CS4 of the Core Strategy and Policy KL4 of the Kings Langley Neighbourhood Plan.
- 2.2 The proposed development is considered to be acceptable in terms of its design, bulk, scale and use of materials and would not detract from the appearance of the dwelling nor the street in which it is located. This would be in accordance with Policy CS12 of the Core Strategy, Policy KL4 and Design Guidance and Code associated with the Kings Langley Neighbourhood Plan and Saved Appendix 7 of the Local Plan 1991-2011.
- 2.3 The proposals would not result in any detriment to the amenities of neighbouring property in accordance with Policy CS12 of the Core Strategy and Saved Appendix 7 of the Local Plan 1991-2011.
- 2.4 The proposals do not raise any highway safety concerns in accordance with Policies CS8 and CS12 of the Core Strategy and the Car Parking Standards SPD (2020)

3. SITE DESCRIPTION

- 3.1 The application site is located on the eastern side of Watford Road, just north of its junction with Jubilee Walk. The site is within the village of Kings Langley in an established built up area.
- 3.2 31 Watford Road is a substantial detached dwelling which has been extended to the full width of its plot. At the rear of the property there is a conservatory and raised hard standing area with steps providing access to a lower rear garden. A detached garage is located within the front garden to the property

4. BACKGROUND

- 4.1 The application follows the earlier submission of a request for pre-application advice in relation to the site (23/01219/PRHW). The pre-application response expressed concerns

with the introduction of a half hipped roof form and the scale and number of dormer windows proposed within the property.

5. PROPOSALS

- 5.1 The application seeks planning permission for the construction of a modest porch to the front of the dwelling and a replacement single storey rear extension.
- 5.2 The proposed porch would project approximately 1m to the front of the dwelling and would be approximately 1.8m² in size. It would be just over 3m in height at its highest point.
- 5.3 The proposed rear extension would extend the depth of the current rear extension by some 1.86m and would increase the width of the extension by some 1.34m. The extension would be constructed from brick and would have a tiled roof. A roof lantern would be provided to allow natural light to permeate into the centre of the extended area.
- 5.4 The proposals also seek permission of alterations to the roof of the property to facilitate the conversion of the loft space to habitable accommodation. There would be a minor alteration to the form of the roof resulting in a small crowned roof area and the removal of an existing chimney. Two dormer windows with pitched roofs would be located on the front roof slope with a further two dormers and linked area provided to the rear roof slope.
- 5.5 The alterations to the roof space would allow for the creation of a large master bedroom with en-suite, thereby increasing the size of the dwelling from a four bed property to a five bed unit.

6. REPRESENTATIONS

Consultation responses

- 6.1 These are reproduced in full at Appendix A.

Neighbour notification/site notice responses

- 6.2 No comments have been received from neighbouring parties.

7. PLANNING POLICIES

Main Documents:

National Planning Policy Framework (2023)
Dacorum Borough Core Strategy 2006-2031 (adopted September 2013)
Kings Langley Neighbourhood Plan 2020-2038 (adopted September 2022)
Dacorum Borough Local Plan 1999-2011 (adopted April 2004)

Relevant Policies:

Core Strategy

NP1 - Supporting Development
CS1 - Distribution of Development
CS2 – Selection of Development Sites
CS5 – Green Belt

CS8 – Sustainable Transport
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS13 – Quality of Public Realm
CS29 - Sustainable Design and Construction
CS31 – Water Management
CS32 – Air, Soil and Water Quality
Kings Langley Place Strategy
CS35 – Infrastructure and Developer Contributions.

Kings Langley Neighbourhood Plan 2020-2038

Policy KL1 – Location of Development
Policy KL3 – Character of Development
Policy KL4 – Design of Development
Policy KL5 – Energy Efficiency and Design
Appendix B – Kings Langley Design Guidance and Code

Saved Dacorum Borough Local Plan 1991-2011

Policy 11 Policy 51 – Development and Transport Impacts
Appendix 7 – House Extensions

Supplementary Planning Guidance/Documents:

Car Parking Standards SPD (November 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)

8 CONSIDERATIONS

Policy and Principle

- 8.1 The application site is located within the large village of Kings Langley where the extension of existing residential properties would be accepted in principle in accordance with Policies CS1 and CS4 of the Core Strategy and Policy KL1 of the Kings Langley Neighbourhood Plan (KLNP)

Layout and Design

- 8.2 The proposed extensions to the existing dwelling are considered to be appropriate in terms of their layout, scale, design, bulk, height and use of materials in accordance with the requirements of Policy CS11 and CS12 of the Core Strategy and having regard to the requirements within Section HO.11 – Extensions and Alterations in the KLNP Design Guidance and Codes and Saved Appendix 7 of the Dacorum Borough Local Plan 1991-2011.
- 8.3 The design advice in HO.11 indicates that extensions to dwellings should be, amongst matters, respect the appearance of the existing dwelling and character of the street, they should be subordinate in scale and should not dominate the existing building. The importance of similar materials and details is emphasised within the KLNP Design Guidance and Code.

- 8.4 Saved Appendix 7 of the Local Plan 1991-2011 provides advice on house extensions and also indicates that extensions should harmonise with the original dwelling in terms of scale, roof form, window design and external materials. Rear extensions should not excessively enclose or affect neighbouring properties. It will normally be acceptable to provide dormer windows to the dwelling to facilitate the conversion of existing roof spaces to habitable accommodation but dormers should ideally be located on rear elevations of existing properties and should not extend above the ridgeline to the property, be set in a minimum of 1m from the flank walls and margins of the roof space and clad in similar materials to the main roof.
- 8.5 The proposals involve the construction of a modest porch to the front of the application site. This would be an open structure with timber piers supporting a pitched roof and dwarf walls constructed from a matching brick. The proposed porch would only require planning permission in view of its height but this is considered appropriate to tie into an existing canopy at the front of the dwelling. The proposed porch would not detract from the appearance of the property and is considered to be acceptable in accordance with Policies CS11 and CS12 of the Core Strategy, Policy KL4 and the KLNP Design Guidance and Codes and Saved Appendix 7 of the Local Plan 1991-2011.
- 8.6 The proposed alterations to the roof of the dwelling would include the construction of two front dormer windows. The loft conversion will also result in the removal of the existing chimney to the dwelling and modest alterations to the form of the roof. The application property extends to the full width of the application site and although the roof would be altered I do not consider that there would be any material impact on the spacing between the application property and neighbouring dwellings. Although the proposed development would be the first property on the street to provide front dormer windows, the neighbouring property at No.33 has constructed a significant two storey flat roofed front extension which has significantly altered the immediate roofscape. The proposed front dormers in view of their scale and the significant tree screening at the boundaries of the site are considered to have a negligible impact on the roofscape and appearance of Watford Road. I do not consider the proposals would result in any harm thereto. The proposed alterations to the roof would not result in a cramped appearance to the dwelling whose layout, scale, height and design would remain appropriate in accordance with Policies CS11 and CS12 of the Core Strategy.
- 8.7 Although dormer windows are not normally encouraged to the front elevations of existing properties, the proposed dormers are considered to be appropriate in terms of their overall scale and proportion, reflecting the fenestration below and suitably contained within the roof space such that they do not dominate the front elevation to the property. The dormer windows would meet the guidance in Saved Appendix 7 of the Local Plan 1991-2011 being set down from the ridge of the property and constructed a suitable distance from the roof margins. This would be acceptable in accordance with Policies CS12 of the Core Strategy, KL4 and the KLNP Design Guidance and Code and Saved Appendix 7 of the Local Plan.
- 8.8 The rear dormer windows, though larger, are likewise acceptable in view of their overall scale and design. These would be subordinate in height to the existing dwelling, constructed from matching materials and are not considered to be harmful to the overall character and appearance of the property. The rear dormer would be set down from the ridge and away from the roof margins in accordance with Saved Appendix 7 of the Local Plan 1991-2011
- 8.9 The existing conservatory would be replaced by a deeper and wider rear extension and the associated rear terrace would also be increased in size. This proposed extension would be located on the northern boundary of the application site adjacent to 29 Watford Road and its impact on the amenity of this property will be discussed below.

- 8.10 The proposed extension is considered to be appropriate in terms of its site coverage, scale, height, bulk, design and use of materials in accordance with Policy CS12 of the Core Strategy and KLN Design Guidance and Code. Although the extension would be over 6m in depth, the extension would only increase the depth of the extension and site coverage by 1.86m. The extension would have a crowned roof fitted with a roof lantern reducing its overall height. The height of the proposed extension would be consistent with the existing conservatory and the visual impact of the works upon neighbouring properties would be similar thereto.
- 8.11 The proposals would result in a modest increase in the footprint of the building as a result of the single storey rear extension and porch and this is not considered to result in a cramped appearance thereto.

Impact on Residential Amenity

- 8.12 The proposed extensions to the dwelling would not result in any significant harm to the amenities of neighbouring properties in accordance with Policy CS12 of the Core Strategy and Saved Appendix 7 of the Local Plan 1991-2011.
- 8.13 The loft conversion and alterations to the roof would have no impact on the daylight and sunlight to neighbouring properties and I am also satisfied that the rear and front dormer windows would not result in any significant loss of privacy to neighbouring properties in view of the large rear garden to the application site, the extensive vegetation to the eastern boundary of the site and separation distances to neighbouring properties to the front and rear of the site and the degree of overlooking from existing first floor windows.
- 8.14 The rear extension is also not considered to result in significant detriment to the amenities of neighbouring properties in view of its limited height and juxtaposition to these units. The extension although on the common boundary with No.29 only project approximately 3m beyond the rear elevation of this neighbouring property and would not result in any significant loss in either daylight or sunlight to the habitable rooms thereto. There would be no increased shadowing of the neighbouring unit and the area immediately to the rear of the dwelling beyond that provided by the existing hedgerow.
- 8.15 The proposals are not considered to have any impact upon the amenities of No.33.

Access and Parking

- 8.16 There is adequate off street parking within the curtilage of the property for the resulting dwelling in accordance with Policies CS8 and CS12 of the Core Strategy and the Car Parking Standards SPD (2020) There are at least four off-street parking spaces associated with the property which would be unaffected by the proposed front porch and extensions..

Other Material Planning Considerations

- 8.17 The proposals are not considered to raise any other significant material planning considerations.

Chiltern Beechwood Special Area of Conservation (SAC)

- 8.18 The planning application is within Zone of Influence of the Chilterns Beechwoods Special Area of Conservation (CBSAC). The Council has a duty under Conservation of Habitats and Species Regulations 2017 (Regulation 63) and Conservation of Habitats and Species

(EU exit amendment) Regulations 2019 to protect the CBSAC from harm, including increased recreational pressures. The proposed development given its nature is not considered to result in an increase in recreational pressure at the CBSAC and an Appropriate Assessment is not required in this instance.

9. RECOMMENDATION.

9.1 That planning permission be **GRANTED** subject to the conditions below:

Conditions:

- 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:**

**LP01 Location Plan
SP02 Existing Site Plan
SP01 Proposed Site Plan
E100 Existing Plans
E101 Existing Elevations
P101.5 Proposed Plans
P101.15 Proposed Loft
P102.5 Proposed Elevations
P103 Proposed 3D Views
P105 Proposed Roof Plans**

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)

INFORMATIVE

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.

Contamination

Guidance on how to assess and manage the risks from land contamination can be found here

<https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Kings Langley Parish Council	Objection - The Council feels that because of the bulk and size of the proposed extension, this would result in an over-cramping of the plot

APPENDIX B – NEIGHBOUR RESPONSES

No comments have been received from neighbouring parties.