

**4/00143/16/FHA - FRONT PORCH. REAR TWO STOREY EXTENSION..
57 HYDE MEADOWS, BOVINGDON, HEMEL HEMPSTEAD, HP3 0ES.
APPLICANT: MISS CLAIRE THOMAS.**

[Case Officer - Rachel Marber]

Summary

The proposed two storey rear extension and front porch through size, position and design would be subservient, sympathetic additions to the appearance of the parent dwellinghouse and surrounding street scene. Furthermore, the proposed would not adversely impact upon the residential amenity of neighbouring residents. The proposal therefore coheres with the NPPF (2012), saved appendixes 3 and 7 of the Dacorum Local Plan (1991) and policies CS4, CS11 and CS12 of the Core Strategy (2013).

Site Description

The application site is located to the east side of Hyde Meadows, Bovington. The site comprises of a two storey semi-detached dwellinghouse which is externally finished in red brickwork with a brown tiled half hipped roof. To the front of the property there is a driveway formed of gravel; parking provision would be sufficient to accommodate three domestic cars.

The property was built as part of wider road of similarly constructed 19th century semi-detached dwellinghouses. Each house is relatively regimented in regards to architectural detailing, height, size and build line; the overall character of the area is very evident.

Proposal

The application seeks permission for the construction of a single storey front porch, a two storey rear extension and associated alterations. The proposed alterations would result in the creation of a reception room, cloak room, dining room and garden room at ground floor and two enlarged bedrooms at first floor level with the addition of an en-suite.

Referral to Committee

The application is referred to the Development Control Committee due to the contrary views of Bovington Parish Council.

Relevant History

No Relevant History

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)

Adopted Core Strategy

CS4 - The Towns and Large Villages
CS11 - Quality of Neighbourhood Design

CS12 - Quality of Site Design

Saved Policies of the Dacorum Borough Local Plan

Policy 13 - Planning Conditions and Planning Obligations

Appendix 3 - Gardens and Amenity Space

Appendix 7 - Small-scale House Extensions

Summary of Representations

Comments received from local residents:

55 Hyde Meadows

"I have concerns regarding the details of the rear elevation:-

1. The two storey extension would come too far passed the end of my property, blocking light to my conservatory and patio area.
2. The new position of the rear windows would allow visual intrusion into our conservatory and garden.
3. The pitched roof on the rear store room which is currently flat roof adjacent to my flat roof, will also block light and look out of place to the other houses.
4. The pitched roof may cause damage to our existing roof, and direct rain water onto my flat roof in heavy rain despite guttering.

I would be happy with this proposal if:-

1. The store room roof remained a flat roof.
2. The two storey extension finished level with my rear wall."

Comments received from consultees:

Bovingdon Parish Council

Objection

"Front porch is too large for the property and is not in keeping with other properties in the road."

Key Considerations:

Principle of Development

The application site is located within a residential area, wherein accordance to policy CS4 of the Core Strategy (2013) the principle of a residential extension is acceptable subject to compliance with the relevant national and local policies outlined below. The main issues to the consideration of this application relate to the impact of the proposed extension upon the character and appearance of the existing dwellinghouse, immediate street scene and residential amenity of neighbouring properties.

Effect on Appearance of the Existing Building and Street Scene

Saved appendix 7 of the Dacorum Local Plan (1991), policies CS11, CS12 of the Core

Strategy (2013) and the NPPF (2012) 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.

In accordance with the submitted application the proposed extensions would be of simple, traditional design, comprising of brickwork walls and brown tiled hipped roofs. These materials are considered acceptable and in-keeping with the existing dwellinghouse; complying with policy CS12 of the Core Strategy (2013).

The proposed two storey rear would have a maximum depth of 3.5 metres, width of 8.368 metres and height (to ridge) of 7 metres. The proposed extension is considered of modest size and only 0.5 metres deeper than a two storey addition which could be added under permitted development (Class A).

Furthermore, no aspect of the proposed rear extension would be visible from the street scene. As a result there would be no adverse impact on the street scape, preserving both the character and appearance of the existing dwellinghouse and wider street scene.

The single storey front porch would measure 2.7 meters in depth, 4.95 metres in width and 3.5 metre in height; this would result in the creation of 13m². Although this is a significant addition to the front of the property it would not be overtly visible from the street scene due to the low residing level of the dwellinghouse (and henceforth front porch) in relation to the higher elevation of the road. Further to this, several other properties within the street scene feature dominant front porches, such as No. 14 Hyde Meadows' 7m² porch (4/01099/05/FHA) and No. 75 Hyde Meadow' front porch 6m² (4/01172/01/FHA); as a result the proposed porch and associated canopy is considered to appear relatively congruous within the surrounding street scape.

The proposed pitched roof to the existing rear extension could be constructed without planning permission under Class B of the General Permitted Development Order.

Overall, it is considered that the two storey rear extension and single storey front extension would be sympathetic additions to the appearance of the parent dwellinghouse and street scene; accordingly the proposed coheres with the NPPF (2012), saved appendix 7 of the Dacorum Local Plan (1991) and policies CS4, CS11 and CS12 of the Core Strategy (2013).

Effect on Amenity of Neighbours

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 (1991) 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. Moreover, saved appendix 7 of the Local Plan advises that alterations should be set within a line drawn at 45 degrees from the nearest neighbouring habitable window.

The proposed rear extension would not breach the 45 degree line as drawn from the ground or

first floor rear habitable windows of neighbouring properties No. 55 and 53 Hyde Meadows. As a result it is not considered that there would be a significant loss of daylight to neighbouring first floor doors/windows as a result of the proposed. Further to this due to the marginal proposed depth of the two storey rear extension, further back build line of number 55, and existing single storey rear extension it is not considered that a significant loss of light or outlook to the neighbouring rear gardens would result.

No invasion of privacy would occur as a result of the rear extension or front porch due to no windows being proposed on the side elevations. The additional window inserted in the existing north east facing side elevation has been conditioned as obscured glazed, in order to preserve the privacy of neighbouring residents and occupiers of the dwellinghouse.

Thus, the proposal would not further impact upon the residential amenity and privacy of neighbouring residents; thus is acceptable in terms of the NPPF (2012), saved appendices 3 and 7 of the Local Plan (1991) and policy CS12 of the Core Strategy (2013).

Consultation Response:

Several concerns were received as a result of the application. The main concerns are addressed below:

- *Two storey rear extension resulting in loss of light and privacy to No. 55:* The 45 degree line as drawn from No.55s' rear windows would not be breach indicating no loss of outlook or light to the rear habitable rooms. Further to this the marginal depth of 3.5 metres would be 0.5 metres larger than what could be constructed under Permitted Development and therefore the proposed rear extension is not considered to result in severe loss of light to No.55 rear garden. Similarly, the 3.5 metre further projection of the rear elevation would not result in further loss of privacy than the existing outlook of the rear bedroom windows. Mutual overlooking such as this is common place in an urban situation.
- *Pitched roof proposed on existing rear extension resulting in loss of light to No.55's garden and would appear visually incongruous:* This change can occur without planning consent under Class B of the General Permitted Development Order.
- *Front porch too large and incongruous within the street scene:* This has been addressed within the visual consideration section above which concludes that although the proposed porch is larger than others in the immediate area it is not considered to be harmful to the street scene.

RECOMMENDATION - That planning permission be **GRANTED** for the reasons referred to above and 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; in accordance with policy CS12 of the Core Strategy.

- 3 **The additional window inserted at first floor level in the bathroom north east side elevation hereby permitted shall be permanently fitted with obscured glass and non-opening below a height of 1.7m from floor level.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings and occupiers of the dwelling house; in accordance with Policy CS12 of the Core Strategy (2013).

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

02
04
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Reason: For the avoidance of doubt and in the interests of proper planning.

Article 35 Statement

Planning permission has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which lead to improvements to the scheme. 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) (Amendment No. 2) Order 2015.