

**4/00050/16/FHA - DEMOLISH EXISTING SINGLE STOREY EXTENSION AND  
CONSTRUCT A NEW SINGLE/TWO STOREY REAR EXTENSION.  
14 NEW MILL TERRACE, TRING, HP23 5ET.  
APPLICANT: Ms Duggan.**

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[Case Officer - Joan Reid]

### **Summary**

The application is recommended for approval. The site is located within the residential area wherein the principle of development is considered acceptable in accordance with policy CS4. The part single storey part two storey extension would appear subordinate and sympathetic to the parent house and would not detract from the character of the area in accordance with policy CS12. The amenity of the neighbouring properties would not be seriously compromised by the development in accordance with policy CS12. Finally, no off street parking is provided, however, the residents park on the road adjacent and it is not considered that as a result of this development that highway safety would be compromised due to the small scale nature of the development.

### **Site Description**

The application site comprises a two storey Victorian terraced residential dwellinghouse in New Mill Terrace, Tring. There is an existing single storey rear projection to the back of the property.

### **Proposal**

The application seeks planning permission for a half width two storey hipped roof extension together with a single storey flat roof extension extending to the full width of the parent property. The proposal would comprise a bedroom on the first floor and kitchen on the ground floor and allow for re-configuration of the internal layout.

### **Relevant Planning History**

None.

### **Representations**

One letter received, commenting that the proposed represents overdevelopment of the dwelling and the extension would be detrimental to the amenities of 15 New Mill Terrace.

Tring Town Council - recommend refusal on the grounds of overdevelopment of the site, overshadowing/ loss of light to neighbouring property, out of keeping with the original design of the terrace of properties.

### **Planning Policy**

#### National Policy Guidance

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

## Adopted Core Strategy

NP1 - Supporting Development  
CS4 - The Towns and Large Villages  
CS12 - Quality of Site Design

## Saved Policies of the Dacorum Borough Local Plan

Appendix 5 - Parking  
Appendix 7 - Small Scale Residential Extensions

## Supplementary Planning Guidance

Accessibility Zones for the Application of Car Parking Standards

## Policy and Principle

Number 14 is located within the residential area of Tring wherein the principle of household extensions is acceptable subject to compliance with all other policies of the plan. Policy CS12 requires all development to a) provide a safe and satisfactory means of access for all users; b) provide sufficient parking and sufficient space for servicing; c) avoid visual intrusion, loss of sunlight and daylight, loss of privacy and disturbance to the surrounding properties; d) retain important trees or replace them with suitable species if their loss is justified; e) plant trees and shrubs to help assimilate development and softly screen settlement edges; f) integrate with the streetscape character; and g) respect adjoining properties in terms of: i. layout; ii. security; iii. site coverage; iv. scale; v. height; vi. bulk; vii. materials; and viii. landscaping and amenity space.

## Effects on the Appearance of Building and Streetscene

The two storey extension comprises a hipped roof which extends just half the width of the parent house at first floor level. Therefore, whilst this two storey is the first one within the line of terraced properties, it is considered to appear subordinate to the parent property and does not project such a distance to dominate the original house. The hipped roof is set down from the ridge height which appears sympathetic to the row of properties and the original dwelling. There are no prominent views to the rear of the property and as such the extension would not detract from the character of the area. It is noted that there are no other two storey extensions along this line of terraced properties, however, the other terraces along New Mill Terrace feature two storey extensions and as such this proposal is not considered to introduce an alien development to the area. It is noted that the Town Council have objected stating that the extension would result in overdevelopment of the site, however, it is considered that the extension is limited in size, and sufficient space is retained around the extension and within the rear which avoids a cramped development.

It is noted that a similar proposal has recently been granted at number 10 New Mill Terrace and whilst the introduction of a two storey rear extension is a new addition to this terrace, it is considered that as there are no prominent views to the rear and as the site is not located within a conservation area or areas of outstanding natural beauty, the extension would not give rise to any significant harm. It would also allow for better

space standards within the small dwellings for the occupiers.

### Impact on Neighbours

Appendix 7 states that for first floor or two storey extensions, these will be permitted up to the lines of 45 degree angles taken from the centre of the nearest windows of habitable rooms in the adjacent properties. Furthermore, BRE Sunlight and Daylight guidance states that "if the centre of neighbour's window lies on the extension side of both of the 45 lines (horizontal/vertical plane), then more detailed BRE tests are required, otherwise, daylight and sunlight level are unlikely to be adversely affected because reasonable light will continue to be received.

With regard to the first floor element of the proposed extension, this would not be in breach of the 45 degree line taken from the centre of the neighbours (15 New Mill Terrace) kitchen window or bedroom window outwards (horizontal plane) which is in accordance with the BRE Sunlight and daylight guidance. Also the other neighbour (13) windows would not be breached at 45 degrees outwards by this extension at first level. It is appreciated that the neighbour (number 15) is concerned that the proposed extension would reduce light to their kitchen window and result in a tunnelling effect. The proposal would result in some loss of light to the adjacent kitchen window, however, as it complies with the minimum guidance requirements in terms of the two storey element not breaching the 45 degree rule in the horizontal plane, it is considered a refusal based on loss of light could not be warranted. Furthermore it is noted that a similar single storey extension could be erected without planning permission resulting in a similar impact to this neighbour at ground floor level. As such, it is considered that the extension is acceptable in respect of its impact to the neighbouring properties. It should also be noted that the extension is positioned north of the ground floor window and as such sunlight will not be affected.

In this instance there is no particular requirement to set the extension in by 1m from the party wall as this policy is normally intended to avoid a terracing effect between semi-detached dwellings, however there is the requirement to avoid breaching a 45 degree line from the nearest windows.

### Car Parking

The extension would not alter the number of bedrooms at the dwelling and therefore has no implications for the Council's Car Parking Standards.

### Sustainability

The proposal is of a modest scale and as such, opportunities for providing sustainability gains are limited. However, the extension will be required to be built to modern building control standards which are considered sufficient to ensure that the proposed development would not result in any adverse impacts in respect of sustainability.

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 adopted Core Strategy.

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

**CR-216R.02**

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