

**ITEM NUMBER: 5e**

<b>24/02652/FHA</b>	<b>Single storey front, side and rear extension.</b>	
<b>Site Address:</b>	<b>9 Brickfield Avenue, Hemel Hempstead, Hertfordshire, HP3 8NP</b>	
<b>Applicant/Agent:</b>	<b>Mr and Mrs James and Teresa Smith</b>	<b>Mr Neil Johnson</b>
<b>Case Officer:</b>	<b>Rachael Payne</b>	
<b>Parish/Ward:</b>	<b>Hemel Hempstead (No Parish)</b>	<b>Leverstock Green</b>
<b>Referral to Committee:</b>	<b>The applicant is a DBC employee.</b>	

**1. RECOMMENDATION**

That planning permission be GRANTED.

**2. SUMMARY**

2.1. The site is located within a residential area of Hemel Hempstead wherein the proposed development is acceptable.

2.2. The size, scale and overall design of the proposed works are acceptable as they harmonise with the parent property and they do not result in a significant harm to the character and appearance of the street scene.

2.3. Given the non-habitable windows sited on the north-western flank elevation of No. 11 it is not considered the proposal will result in harm to this neighbour or any others in the locality by being visually overbearing or resulting in a loss of light or privacy.

2.4. It is not considered the proposed works will result in an adverse impact on highway safety or increase the stress of parking within the area.

2.5. Given the above the proposal is considered to comply with the National Planning Policy Framework (2024), Policies CS4, CS8, CS11 and CS12 of the Core Strategy (2013) and Saved Appendix 3 and 7 of the Dacorum Local Plan (2004)

**3. SITE DESCRIPTION**

3.1. The site comprises of a two-storey semi-detached dwelling located on the north-eastern side of Brickfield Avenue. The property is situated within a residential area of Hemel Hempstead.

**4. PROPOSAL**

4.1 Permission is sought for a single storey wrap around extension to the front and side of the dwelling. This front extension comprises of a mono-pitched roof with a timbered gable feature over the entrance of the property which will replace the existing hipped roof porch. The application also proposes a rear extension which is three metres deep with two rooflights.

**5. PLANNING HISTORY**

None

**6. CONSTRAINTS**

CIL Zone: CIL3

Parish: Hemel Hempstead Non-Parish  
RAF Halton and Chenies Zone: Green (15.2m)  
Residential Area (Town/Village): Residential Area in Town Village (Hemel Hempstead)  
Residential Character Area: HCA27  
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 (2024)

Dacorum Borough Core Strategy 2006-2031 (adopted September 2013)

NP1 - Supporting Development  
CS1 - Distribution of Development  
CS4 - The Towns and Large Villages  
CS8 - Sustainable Transport  
CS10 - Quality of Settlement Design  
CS11 - Quality of Neighbourhood Design  
CS12 - Quality of Site Design  
CS29 - Sustainable Design and Construction

Dacorum Borough Local Plan 1999-2011 (adopted April 2004)

Appendix 3 – Layout and Design of Residential Areas  
Appendix 7 – Small-scale House Extensions

### Supplementary Planning Guidance/Documents

Place and Movement Planning and Design Guidance for Hertfordshire (2024)  
Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice (2022)  
Accessibility Zones for the Application of Car Parking Standards (2020)  
Planning Obligations (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 in a residential area of the town of Hemel Hempstead whereby in accordance with policy CS4 of the Core Strategy (2013) appropriate residential development is encouraged in towns and large villages if it meets local and national policies. The proposed development is acceptable in principle.

### Quality of Design / Impact on Visual Amenity

9.3. The NPPF (2024), Policies CS11 and CS12 of the Core Strategy (2013) and Saved Appendix 7 of Dacorum Local Plan (2004) 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 site also lies within character area HCA27, characterised by an area of low density, medium sized detached and semi-detached dwellings. The area-based character appraisal states that there is a variety of design throughout with no distinguishing architectural styles forming a specific character of the area. Extensions to dwellings 'should normally be subordinate in height and scale to the parent property'.

9.5. The proposal comprises of a single storey extension to the front and side of the dwelling which will be readily visible from the street scene. The front extension extends the length of the principal elevation but is very limited in its depth (1.25m). The front extension is a single storey and comprises of a pitched roof with a timbered gable feature above the entrance of the property.

9.6. The front extension does not extend beyond the principal elevation in a way which dominates the street scene in accordance with Saved Appendix 7 of the Dacorum Local Plan (2004). Other properties along Brickfield Avenue also benefit from front extensions and thus it is not considered the proposal will appear out of keeping with the surrounding area.

9.7. The side extension is also single storey and comprises of a pitched roof with one rooflight to the rear slope. It is noted the side extension extends up to the boundary; however, the extension is single storey and there remains sufficient distance from the flank wall of the neighbouring property. Thus is not considered to result in a cramped appearance or reduce spacing between properties such that would cause a significant harm to the visual amenity of the surrounding area. The side extension extends the length of the southern flank wall of the property however is still considered of a proportionate size and scale to the host dwelling.

9.8. The proposed rear extension is also single storey and comprises of a monopitched roof with two rooflights. This element of the proposal will not be visible from the street scene but is still considered to respect the character of the existing dwelling and surrounding area.

9.9. All the materials used in construction of the single storey front, side and rear extension will match that of the parent property thus harmonising well with the surrounding area. The extensions are also considered of an appropriate size and scale and are deemed to be subordinate additions to the parent property.

9.10. As such the application is in accordance with Policies CS11 and CS12 of the Core Strategy (2013), the NPPF (2024), Saved Appendix 7 of Dacorum Local Plan (2004) and HCA27 of the Hemel Hempstead Area Based Character appraisal.

### Impact on Residential Amenity

9.11. The NPPF (2024), Policy CS12 of the Core Strategy (2013) and Saved Appendix 3 of the Local Plan (2004) all seek to ensure development does not result in a detrimental impact upon neighbouring properties and their amenity space.

9.12. The front extension is of a very limited size and scale and provides no additional fenestration to the existing property. It has a limited depth of 1.25m and overall height of 2.9m, it was clear from a site visit this would clear any 45-degree line to the nearest habitable window of No.7 Brickfield Avenue.

9.13. The single storey side extension extends up to the boundary and has an eaves height of 2.25m and an overall height of 4m. No. 11 Brickfield Avenue benefits from windows on its north-western flank elevation (facing the application site). The window on the side window on the front porch is obscure glazed and it has been confirmed by the agent the next (clear glazed) window serves a hall at the bottom of the stairs. The other small window on the flank elevation of No.11 closer to the rear serves a pantry cupboard.

9.14. Therefore, none of these side facing windows on the neighbouring property, No.11, serve a habitable room and it is also noted a similar side extension of this height and width can be constructed under permitted development. It is also noted that no fenestration is proposed on the side elevation facing No.11. Overall, it is not considered the proposal will result in a loss of residential amenity to No.11 with regards to loss of light, privacy or being visually overbearing.

9.15. It is acknowledged the side extension does not retain a gap to the rear of the property as per Saved Appendix 3 of the Dacorum Local Plan. However, the side extension does not comprise of a habitable room and serves a utility and storeroom. Thus, there is still access retained to the rear of the dwelling albeit internally. There also remains a sufficient space to the front of the dwelling thus bins can be stored here without cluttering the street. It is also noted that whilst this proposed side extension does not fall under permitted development criteria as it is forward of the original principal elevation, a very similar side extension could be constructed without planning permission, which could extend up to the boundary and remove rear access. Thus, whilst neighbour comments have been considered it is felt unreasonable to refuse this application on this point alone.

9.16. The proposed single storey rear extension extends the length of the rear elevation and has a depth of 3 metres and height of 3.67 metres. It was evident from a site visit, the neighbouring property, No. 7 also benefits from a conservatory sited to the rear and thus is not considered there will be an adverse impact on the residential amenity of this neighbour. It is also noted the rear extension is fully within permitted development criteria.

9.17. As such, the proposal is in accordance with the NPPF (2024), Policy CS12 of the Core Strategy (2013) and Saved Appendix 3 of the Local plan (2004).

### Impact on Highway Safety and Parking

9.18. Policies CS8 and CS12 of the Dacorum Core Strategy seek to ensure that development provides sufficient and safe parking.

9.19. The application does not propose any changes or alterations to the existing access or public highway. As such, it is not considered that the proposal would generate any highway or pedestrian safety concerns.

9.20. There are no additional habitable rooms proposed as a result of the development. Whilst the plans show the removal of the garage, this structure does not meet the dimensions set out in the Car Parking Standards (2020) and thus cannot be considered a parking space. It is acknowledged the front extension extends into the driveway; however, the proposed plans have been measured and show the hardstanding can accommodate three off-street parking spaces. As such there are no concerns regarding parking provision as a result of the proposed development.

9.21. As such this planning application is in accordance with CS8 and CS12 of the Core Strategy (2013).

#### Other Material Planning Considerations

9.22. Whilst not in the development description the plans do show the removal of the garage to the rear of the property. This is not considered to have any significant impact on the character and appearance of the street scene as it is set back from the highway.

#### Response to Neighbour Comments

9.23. The neighbour comments have been noted, the foundations and concerns regarding the removal of the garage is a civil matter and may require a party wall agreement.

#### Community Infrastructure Levy (CIL)

9.24. 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 1st 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 the proposed works will have a significant adverse impact on the character and appearance of the host dwelling or street scene. The proposal does not result in a detrimental impact on the amenity of neighbouring properties or highway safety and parking. Thus it is concluded the proposal is in accordance with the NPPF (2024), Policies CS11 and CS12 of the Core Strategy (2013).

## **11. RECOMMENDATION**

11.1. That planning permission be GRANTED, subject to the conditions below.

### **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 constructed in accordance with the materials specified on the application form and the proposed window materials shall match the existing property.**

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).

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

Site Location Plan  
Proposed Plan - wren naj 063a 2024

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

**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

**APPENDIX B: NEIGHBOUR RESPONSES**

**Number of Neighbour Comments**

Neighbour Consultations	Contributors	Neutral	Objections	Support
5	1	0	0	1

**Neighbour Responses**

Address	Comments
11 Brickfield Avenue Hemel Hempstead Hertfordshire HP3 8NP	The plans online seem to show the extension to close to our boundary.  We believe the foundations should be entirely constructed on xxxxxx side. We have been advised there should be a gap of 100mm ideally between our boundary and the extension. We have slight concerns regarding our adjoining garage once their garage is removed.

