

**4/01482/16/FHA - SINGLE STOREY REAR EXTENSION WITH BI-FOLD DOOR.
35 MARRIOTTS WAY, HEMEL HEMPSTEAD, HP3 9EN.
APPLICANT: MR BOUTANY.**

[Case Officer - Rachel Marber]

Summary

The application is recommended for approval.

The proposed single storey rear extension through size, position and design would not adversely impact on the visual amenity of the existing dwelling house, immediate street scene, or the residential amenity of neighbouring residents. The proposal is therefore in accordance with saved appendices 3 and 7 of the Dacorum Local Plan (1991), policies CS11, CS12 of the Core Strategy (2013), Crabtree Area Character Appraisal and the NPPF (2012).

Site Description

The application site is located to the north of Marriotts Way in Hemel Hempstead. The site comprises a detached dwellinghouse located within the Crabtree Character Appraisal Area (TCA6).

Marriotts Way is a cul-de-sac characterised by similarly designed detached dwelling houses of relatively identical architectural style and build line. The overall character of the area is evident.

Proposal

This application seeks permission for the demolition of the existing conservatory and construction of a single storey rear extension.

Referral to Committee

The application is referred to the Development Control Committee due to the applicant being a member of staff at Dacorum Borough Council

Relevant Planning History

4/1256/77 1 No. DWELLING
Refused
19/12/1977

4/1888/88 DETACHED GARAGE IN FRONT GARDEN
Granted
28/11/1988

Constraints

No specific policy designations, established residential area of Hemel Hempstead

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)

Dacorum Core Strategy (2013)

CS4 – The Towns and Large Villages
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design

Saved Policies of the Dacorum Borough Local Plan (1991-2011)

Appendix 3- Gardens and Amenity Space
Appendix 7 - Small-scale House Extensions

Supplementary Planning Guidance (2004)

Area Based Policies- Development Residential Areas Hemel Hempstead

Summary of Representations

Eight neighbours directly notified; no representations received

Considerations

Principle of Development

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

Effect on Appearance of 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.

Furthermore, the Crabtree Area Character Appraisal encourages extensions to be subordinate in terms of scale to the parent building.

In accordance with the submitted application the extension would be of simple, traditional design comprising of red brickwork walls and aluminium bi-folding doors. These materials are considered acceptable and in-keeping with the existing dwelling house, complying with policy CS12 of the Core Strategy (2013).

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 dwelling house and wider street scene.

Overall, it is considered that the rear extension would not detriment the appearance of the parent dwelling house 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) and Crabtree SPG Area Character Appraisal (2004).

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.

The proposed single storey rear extension is not considered to result in a significant loss of daylight to neighbouring ground floor doors/windows due to a marginal proposed depth of 4 metres and height of 3 metres. It is important to note that if the rear extension did not have a width of 8.5 metres the structure would comply with Permitted Development, Class A Guidance criteria.

Thus, the proposed in regards to residential amenity is acceptable in terms of the NPPF (2012), saved appendix 3 of the Local Plan (1991) and policy CS12 of the Core Strategy (2013).

Community Infrastructure Levy (CIL)

Policy CS35 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 (CIL) was adopted in February 2015 and came into force on the 1st

July 2015. This application is not CIL Liabie due to resulting in less than 100m² of additional floor space.

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 (2013).

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

**Proposed Plan
Rear Elevation and Side Elevation**

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