

**4/01618/16/FHA - LOFT CONVERSION FRONT FACING VELUX ROOF LIGHTS AND REAR FACING DORMER.
73 ELLESMERE ROAD, BERKHAMSTED, HP4 2ET.
APPLICANT: Mr Evans.**

[Case Officer - Tass Amlak]

Summary

The application is recommended for approval. The proposal is for an extension to the roof including the insertion of Velux windows and a rear dormer window. Overall it is considered that the proposed development will be in keeping with the character and appearance of the application property, the street scene and the wider Berkhamsted Conservation Area.

Site Description

The application relates to a two storey mid-terraced property located on the southern side of Ellesmere Road which is residential in character. The application property is also located within the Berkhamsted Conservation area.

Proposal

The application seeks permission for a loft conversion including front facing Velux roof lights and rear facing dormer.

Referral to Committee

The application is referred to the Development Control Committee due to the contrary views of Berkhamsted Town Council.

Relevant history

None relevant.

Constraints

CIL 1

Conservation Area

Relevant policies

National Policy Guidance

National Planning Policy Framework (NPPF)

Dacorum Core Strategy (2013)

CS4 – The Towns and Large Villages

CS8 - Sustainable Transport

CS11 - Quality of Neighbourhood Design

CS12 - Quality of Site Design

CS13- Quality of Public Realm

CS27-Quality of the Historic Environment

CS28 - Carbon Emission Reduction

CS29 - Sustainable Design & Construction
CS31 - Water Management
C32 - Air, Water and Soil Quality

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

Appendix 3 - Layout and Design of Residential Areas
Appendix 5 - Parking

Summary of Representations

Conservation

73 Ellesmere Road is a late 19th century terraced property fronting Ellesmere road. The property is of dark grey / purple brick with red brick dressings and has a single storey bay to the front. The roof is clad in slate. To the rear the property is rendered and has a two-storey flat roofed rear extension. The rear elevation of these Ellesmere Road properties, particularly the upper floors and roofs, are visible from Ivy House Lane (over the garages), so the dormer will be visible from public viewpoints.

There are currently no rear dormers within the rear of this terrace so dormers are not typical elements within rear roof slopes locally; however there are many examples of rear dormers within the Conservation Area. The proposed dormer is well designed and proportioned and lines up with the windows below. The dormer will be clad in lead which is an appropriate finish and will contain a timber casement window. The roof lights will be of a conservation type.

The proposal will preserve the special character and appearance of the Berkhamsted Conservation Area and accords with the NPPF, Policy CS27 or Local Plan policy 120; the application is recommended for approval.

Berkhamsted Town Council

Object - The proposed dormer window is too long. It would be intrusive and detrimental to the roof scape of the immediate area. There are currently no dormers in the terrace 69 – 84 Ellesmere Road. Contrary to Policy 120 and Appendix 7.

Policy and Principle

The site lies within the urban area of Berkhamsted wherein, under Policy CS4 of the Core Strategy residential development is acceptable in principle.

Policy CS27 of the Core Strategy (Quality of the Historic Environment) states that the integrity, setting and distinctiveness of designated heritage assets will be protected, conserved and if appropriate enhanced.

Policies CS10, 11, 12 and 13 of the Core Strategy seek a high quality of design in all development proposals.

DBLP 120 - Development in Conservation Areas; new development or alterations or extensions to existing buildings in the conservation area will be permitted provided

they are carried out in a manner which preserves or enhances the established character or appearance of the area. Each scheme will be expected to respect established building lines, layouts and patterns, In particular infilling proposals will be carefully controlled; use materials and adopt design details which are traditional to the area and complement its character; be of a scale and proportion which is sympathetic to the scale, height and overall character of the building to be extended; and in the case of alterations and extensions be complementary and sympathetic to the established character of the building to be altered or extended.

The main issues in this case concern the effect of the proposal on the character and appearance of the application site, the street scene and the wider Berkhamsted Conservation Area.

Effect on appearance of building

The property is a two storey mid-terraced property and the application proposes the insertion of 2 addition roof lights, to front elevation of the property and the insertion of a roof light and dormer window to the rear elevation of the property. The proposed dormer will be proportionate and lines up with the windows below. The dormer will be clad in lead which is an appropriate finish and will contain a timber casement window and the roof lights will be of a conservation type. This is considered to be acceptable and would not be harmful to the character and appearance of the existing property. The development is considered appropriate in terms of the character of the main dwelling and the proposal is considered acceptable in terms of Policies CS11, CS12 and CS27 of the Dacorum Core Strategy and saved Dacorum Borough Local Plan Appendix 7 - small scale house extensions.

Effect on Character of the Area and Street Scene

Appendix 7 of the saved Local Plan provides the following guidance in relation to dormer windows:

Loft conversions resulting in the need for dormer windows can have a significant effect on the appearance of the house and the street scene. Dormers should preferably be located on rear roof slopes therefore, and the following guidelines should be followed:

- (a) the dormer window should not extend above the ridgeline of the existing roof, but should be brought as far as possible below the ridge;
- (b) (b) the dormer margins should be set in a minimum of 1 m from the flank walls (including party walls with adjoining properties) and set in from the main rear wall; and
- (c) the dormer should be clad in materials similar in appearance to the roof.

The proposal will include two Velux roof lights to the front elevation of the property and there are a number of properties with front rooflights such as the neighbouring property No. 72 Ellesmere Road. Therefore it is considered that the proposed changes to the front of the property would be in keeping with the character and appearance of the street scene.

However with regards to the rear dormer window; the rear elevation of the property is visible from Ivy House Lane (over the garages), so the proposed dormer will be visible from public viewpoints. There are currently no rear dormers within the rear of this

terrace so dormers are not typical elements within rear roof slopes of Ellesmere Road; however there are many examples of rear dormers within the Conservation Area and therefore it is considered that on the balance the proposed dormer window would be in keeping with the character and appearance of the general locality.

With regards to the impact of the dormer window on the character and appearance of the conservation area; there was an previous appeal in relation to 3 Montague Road (appeal reference number APP/A1910/D/15/3016580) where The Council refused an application for rear dormer windows on the basis that the proposal on the basis that there were not other examples of dormer windows within the existing road. However the inspector concluded that whilst there were no other examples of dormer windows on the street, there were other examples within the conservation area and therefore on the basis that the proposal was in accordance with Appendix 7 of the Saved Local Plan; the proposal was in keeping with the character and appearance of the area.

Therefore this appeal decision is a material consideration in determining the current proposal and on the basis that there are other examples of dormer windows in the general locality; The Council could not justify refusing the proposal on the grounds that there are no other examples of dormer windows on the road.

Therefore the proposal is in accordance with the Local Plan policy 120 and Core Strategy Policy CS27. In addition to this the proposal is also in accordance with the dormer window guidance within Appendix 7 of the Local Plan.

Effect on Amenity of Neighbours

There is no direct overlooking of any window in the neighbouring properties and it is considered that no material loss of privacy will result. In this regard, the proposal is considered acceptable in terms of Policy CS11 and CS12 of the Dacorum Core Strategy and saved Dacorum Borough Local Plan Appendix 7 - small scale house extensions.

Conclusions

The proposed is acceptable and would not have an adverse impact on the appearance of the street scene and the wider Berkhamsted Conservation Area. There would be no significant adverse impacts on neighbouring properties. The proposal is therefore in accordance with the National Planning Policy Framework, Policies CS12, CS17 CS13, and CS27 of the Core Strategy.

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 development hereby permitted shall be constructed in accordance with the materials specified on the approved drawings or such other materials as may be agreed in writing by the local planning authority.**

Reason: In the interests of the visual amenities of the Conservation Area in accordance with Dacorum Core Strategy Policy CS27.

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

01A

02A

03A

04A

05A

06A

07B

08A

09A

11

DESIGN AND ACCESS STATEMENT

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