

**4/00186/15/FHA - FIRST FLOOR EXTENSION TO BUNGALOW AND RAISED PATIO.
10 BRIAR WAY, BERKHAMSTED, HP4 2JJ.
APPLICANT: Mr & Mrs Prince.**

[Case Officer - Emily Whittredge]

Summary

The application is recommended for approval.

Site Description

The application site is occupied by a detached bungalow on the north east side of Briar Way. The area dates from the inter-war period, in particular the 1930s and 40s, with some redevelopment from successive periods. The area is two storey throughout, the exceptions being Sycamore Rise (part three storeys) and Briar Way, which is part bungalows. Briar Way features a row of bungalows flanked at each end with later two storey dwellings.

The dwelling is one of a series of six 1930s bungalows with hipped roofs and double bay windows on the front elevations. Some have been subject to rear extensions or elongations, as has the subject dwelling, and all have had a variety of minor alterations to their frontages including replacement windows, pebbledashing, porches and the removal of chimney stacks. There are three further bungalows in the road of a different design. The application property is the last bungalow at the north western end of the row.

Proposal

The application seeks to construct a first floor addition to the dwelling to create a two storey dwelling, and to form a raised patio area to the rear. The footprint of the dwelling would be unchanged, while the proposal would result in an increase in height of the front 8 metres of the dwelling to a maximum of 8 metres. The remaining 5.5 metres at the rear would form a single storey flat roofed element with eaves 0.5 higher than the bungalow, but with a flat, rather than hipped roof.

The resulting dwelling would be approximately 10mm higher at the ridge than the adjoining two storey dwelling. The eaves height of the front of the dwelling would be raised by approximately 2.5 metres.

Referral to Committee

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

Planning History

None in the last 10 years. The dwelling was extended at the rear in the 1970s.

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
Circular 11/95

Adopted Core Strategy

NP1 - Supporting Development
CS1 - Distribution of Development

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

Saved Policies of the Dacorum Borough Local Plan

Appendices 3 and 7.

Supplementary Planning Guidance / Documents

Environmental Guidelines (May 2004)
Area Based Policies (May 2004) - Residential Character Area BCA2 - Swing Gate
Accessibility Zones for the Application of Car Parking Standards (July 2002)

Advice Notes and Appraisals

Sustainable Development Advice Note (March 2011)

Summary of Representations

Berkhamsted Town Council

Object.

The height, mass and bulk of the proposed extension is excessive and would be out of character with the bungalows that are characteristic of the streetscene in Briar way. The extension would have a detrimental impact on the privacy of neighbouring properties.

Contrary to Core Strategy Policies CS 11 and CS 12 and Saved Local Plan Policies Appendix 3 and Appendix 7.

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

At the time of writing, formal consultation on Revision C has not been carried out. No objections were received to Revision B, which was larger than the proposal currently under consideration. Objections were raised to the original scheme from both adjoining neighbours (9 and 11 Briar Way) on grounds of privacy and loss of light.

Considerations

Policy and Principle

The main policy relevant to the consideration of this application is Policy CS12 of the Core Strategy. Also relevant are Local Plan Appendix 7 and the Residential Character

Area SPG.

Policy CS12 states that development should respect adjoining properties in terms of layout, security, site coverage, scale, height, bulk, materials; and landscaping and amenity space. Appendix 7 states that extensions should harmonise with the original design and character of the house in terms of scale, roof form, window design, and external finishes. Any extension should maintain the common design characteristics of the row or street within which a house is located, with particular regard to roof line, building pattern, and design details.

There is no presumption in favour of the retention of bungalows as a housing type in planning policy, so the key considerations relate to the effect on the appearance of the dwelling, impact on the street scene and impact on the amenity of adjoining occupiers.

Effect on appearance of building

The development would result in a dwelling that is altered in appearance, but not unsympathetic to other dwellings in the Swing Gate Character Area. The footprint of the dwelling would remain unchanged, while the two storey element would be constructed at the front 8 metres of the dwelling. The 5.5 metres at the rear would be in the form of a single storey structure with a flat roof. The detailing of the external appearance replicates the bay windows and hipped roof of the original dwelling, resulting in a design that is proportionate and balanced.

Impact on Street Scene

The subject property is one of a series of six bungalows whose roofscapes form one element of the road's character. Also of significance is the rhythm of the front bays along this part of the road. These, with their regular spacing and front garden sizes, form a strong visual characteristic of Briar Way. The street scene contains a mixture of bungalows and two storey dwellings, and the conversion of a bungalow to a two storey dwelling is, in principle, not out of character.

The proposal retains the original front bay on the right and extends it upward, remaining faithful to the 1930s identity of the wider area, particularly the dwellings on Chestnut Drive. The extension would result in a building of the same height as the adjoining two storey dwelling. Although the development would result in a different dwelling type, the design would be sympathetic in terms of style and architectural detailing. It would be no higher than the adjoining two storey dwelling.

Impact on Trees and Landscaping

There would be no impact on trees.

Impact on Highway Safety

The forecourt of the dwelling is large enough to accommodate 3 cars, which is sufficient for a 3-bedroom dwelling. The proposals would not give rise to any issues of highway safety.

Impact on Neighbours

The impact on light to adjoining properties has been assessed using the BRE's 45 degree rule for daylight and sunlight. The proposed development would not cause a significant loss of light to either property and is acceptable in these terms. Side facing windows at first floor level would be obscure glazed and would therefore not cause a loss of privacy.

The adjoining bungalow, No 9 has, like the application property, been extended to the rear, but with a flat roof. The proposed first floor extension would be set 5.2 m further forward than the rear elevation of No 9 and would be limited to the front of the dwelling, thereby limiting impact on the amenity of occupiers at No. 9. The other adjoining dwelling, No. 11, is two storeys in height and has a conservatory extension at the rear. The proposed first floor extension would be nearly in line with the principle rear elevation of this property, being sited 0.4 m beyond the original rear wall. The single storey element would be approximately 2.5 m deeper than the adjoining conservatory, but is set 1 m away from the boundary and approximately 4 metres from the conservatory. There would therefore be no overbearing impact to the occupiers of either adjoining property.

Conclusions

The proposed development is sympathetic to the existing architectural character of the Swing Gate Residential Character Area. The residential amenity of the adjoining occupiers would not be harmed. The development therefore would be in accordance with Policy CS12 and Appendices 3 and 7.

RECOMMENDATION

That the application be DELEGATED to the Group Manager – Development Management and Planning with a view to approval subject to the expiry of the neighbour notification period on the amended plans.

- 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 shall be carried out in accordance with the Schedule of Materials in Section 11 of the application form dated 19/01/2015.**

Reason: To ensure a satisfactory appearance to the development in accordance with Policy CS12 of the Dacorum Core Strategy.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or re-enacting that Order with or without modification) no development falling within the following classes of the Order shall be carried out without the prior written approval of the local planning authority:**

Schedule 2 Part 1 Class A.

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality and to accord with Core Strategy Policy CS12.

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

141 pa2.01
141 pa2.02
141 pa2.03
141 pa2.04 C
141 pa2.05 C
141 pa2.06 C
141 pa2.07 C
141 su1.01

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