

**4/01763/16/FHA - RAISE ROOF PITCH, CONSTRUCTION OF REAR DORMER, SINGLE STOREY REAR EXTENSION.
18 TWEED CLOSE, BERKHAMSTED, HP4 1SY.
APPLICANT: MR MARK GREEN.**

[Case Officer - Intan Keen]

Deferral at Development Control Committee

The planning application was deferred at the Development Control Committee (DCC) of 8 September 2016 to allow discussion with the applicant to remove the shed.

In response to the outcome of the DCC, the applicant has withdrawn the shed from the proposal in writing on 29 September 2016, and a new proposed plan submitted removing the shed from the proposed site layout.

As such, the recommendation would be to grant the application subject to a revised approved plans condition to make reference to this new plan, and remove reference to the plans relating to the shed. The condition relating to landscape works would also be removed.

Report to Development Control Committee 8 September 2016

Summary

The application is recommended for approval.

The proposed extensions and outbuilding would be acceptable in principle under Policy CS4 of the Core Strategy. The development, including the detached outbuilding within the front garden, would not compromise the character and appearance of the street scene. The proposal would not have an adverse impact on the residential amenity of neighbouring properties. The car parking arrangements are sufficient.

The proposal is therefore in accordance with Policies CS11 and CS12 of the Core Strategy.

Site Description

The application site is currently occupied by a detached dwelling located at the head of the cul-de-sac of Tweed Close. The road ends in front of the adjacent dwelling at No. 19 such that the principal elevation of the application site directly faces a garage block instead of directly addressing the street. Front gardens are generally open and landscaped with paved areas for parking. The south-western side of Tweed Close comprises five similar designed detached dwellings, some of which have been extended. The roof ridges within the group are intact. However, on an adjoining perpendicular road, the dwelling at No. 4 Brook Lane has been subject to roof enlargements and ridge height increases within a similar context.

Proposal

It is proposed to raise the roof ridge approximately 0.5m and pitch to convert the loft for habitable use. This will also involve the addition of one rear dormer window.

A single-storey rear extension is also proposed, 2.14m deep with a lean-to roof that would sit beneath the sill of first floor windows above.

A single-storey outbuilding is proposed within the front garden. The agent has confirmed its intended use for the storage of bicycles and a kit car. It would have dimensions of 4m wide by 4m deep with a hipped roof reaching a maximum height of 3.8m.

Referral to Committee

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

Planning History

Application 4/02914/07/FHA for two-storey side extension, garage conversion and additional parking was granted. The development has been carried out.

Also of relevance is application 4/01418/08/FHA for raising the roof to convert loft including rear dormer and two front roof lights was granted at No. 4 Brook Lane.

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
National Planning Policy Guidance

Adopted Core Strategy

NP1 - Supporting Development
CS1 - Distribution of Development
CS4 - The Towns and Large Villages
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS29 - Sustainable Design and Construction
CS31 - Water Management
CS35 - Infrastructure and Developer Contributions

Saved Policies of the Dacorum Borough Local Plan

Policies 58, 99
Appendices 5 and 7

Supplementary Planning Guidance / Documents

Environmental Guidelines (May 2004)
Development in Residential Areas

Summary of Representations

Neighbours

None received at the time of writing this report.

Berkhamsted Town Council

Although the Committee would have had no objection to the work proposed to the house, it objects to the shed to the front of the property because of the adverse impact this would have on the street scene.

CS11.

Hertfordshire Archaeology

In this instance I consider that the proposal is unlikely to have an impact on heritage assets of archaeological interest and I therefore have no comment to make on the application.

Considerations

Policy and Principle

Dwelling extensions and the construction of outbuildings ancillary to residential uses are acceptable in a town location such as Berkhamsted under Policy CS4 of the Core Strategy.

Impact on appearance of street scene

Concern has been raised with respect to the detached outbuilding within the front garden. The proposed outbuilding would be sited approximately 7.2m from the road frontage and behind the line of the footpath on the south-western side of Tweed Close, so that it would not be located at the head of the cul-de-sac. Its siting, together with the single-storey scale (3.8m high) and pyramid hipped roof would ensure it would not appear as a prominent element in the street scene.

The design of the outbuilding would be fairly simple and its timber construction (to walls) would give it a soft appearance. The felt shingled roof would not raise concerns noting the size of the outbuilding. Existing trees and vegetation to the south-east of the proposed outbuilding and vegetation to the side boundary to Tweed Close would further soften the appearance of the development.

Due to the proposed siting, scale and external materials of the proposed outbuilding, it is not considered to compromise the character and appearance of the group of dwellings within this section of Tweed Close.

With respect to the extensions, the raised roof and pitch would result in a change in the street scene, however is not considered to result in any significant harm. The example of the raised roof at No. 4 Brook Lane (referenced above) demonstrates that such a change would not have an adverse impact. The increase in ridge height of approximately 0.5m would maintain a gentle transition between building outlines in the street.

The proposed dormer window would be sited to the rear and due to the existing limited separation between the application dwelling and No. 19, there would be limited views of this from the street scene. The size, design and proportions of the dormer window are considered acceptable for this type of dwelling particularly within an urban and residential location. It would be sufficiently set down from the ridge and its margins set in generously from the flank walls of the parent dwelling.

The proposed half-width lean-to single-storey rear extension would not raise any concerns and it would be suitably integrated with the dwelling.

External materials to the dwelling extensions would be acceptable.

As a result, the proposed development would not have an adverse impact on the appearance of the street scene or the character of the group of dwellings in accordance with Policy CS12 of the Core Strategy.

Impact on neighbouring properties

The application site abuts other dwellings to the north, south and west. To the east is Sacred Heart Church. The dwellings nearest the development include No. 19 Tweed Close to the side (north-west) and flats at Nos. 15, 16 and 17 Tweed Close to the north.

The dwelling at No. 19 is located slightly forward of the application site, such that the existing dwelling projects slightly rearward of the neighbour's main rear windows. Rear garden levels are also slightly elevated on the application site relative to No. 19. The proposed roof extensions would be sited generally in line with No. 19, and the rear dormer window located at least 2.5m from the side of the dwelling nearest this neighbour. The roof additions therefore would not result in unreasonable levels of visual intrusion or loss of light. No upper-floor side-facing windows are proposed that would lead to overlooking.

Similarly, the single-storey rear extension would be sited 1m from the boundary with a maximum height of 3.8m, sloping down to an eave level of approximately 2.7m. The rear windows of No. 19 are not obstructed by any other buildings or structures and noting the generous garden width of the neighbouring plot, there would be sufficient visual relief from development.

With respect to the flats at Nos. 15-17 Tweed Close, the proposed outbuilding and extensions would be located sufficient distance from these neighbours so not to adversely impact upon their residential amenity with respect to visual intrusion or loss of light. There would be no concerns with respect to overlooking from the two front roof lights.

Dwellings within Sheldon Lodge would also not be adversely impacted by the development, in particular the dormer window. This would be located over 20m from this development and is not considered to contribute to any further adverse overlooking compared with existing conditions.

It follows that the proposal would not have an adverse impact on the residential amenity of neighbouring properties in accordance with Policy CS12 of the Core Strategy.

Impact on car parking

The existing parking arrangements would remain unchanged, noting there would be sufficient space on the driveway to accommodate two cars. Whilst this would not meet maximum standards for a single dwelling of this size, the level of parking provision would be sufficient noting the site's location within a town. The proposal is therefore in accordance with Policy CS12 of the Core Strategy and saved Policy 58 of the Local Plan.

Community Infrastructure Levy (CIL)

Policy CS35 of the Core Strategy requires all developments to make appropriate contributions towards infrastructure required to support the development. These contributions will 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 1 July 2015. This application is not CIL liable 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 development hereby permitted shall be constructed in accordance with the materials specified on the application form.**

Reason: To ensure a satisfactory appearance to the development in accordance with Policy CS12 of the Dacorum Core Strategy 2013.

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

**Site Location Plan (no reference)
3076.16.2 Rev B**

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

Article 35

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination stage which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and

Country Planning (Development Management Procedure) (England) 2015.