

**4/01851/16/FHA - TIMBER AND GLASS SIDE CONSERVATORY. NEW DORMER WINDOWS AND CONSERVATION ROOF LIGHTS.
CAPRI, 3 PARK VIEW ROAD, BERKHAMSTED, HP4 3EY.
APPLICANT: Mr Rennie.**

[Case Officer - Tass Amlak]

Summary

The application is recommended for approval. The proposal is for a timber and glass side conservatory, a new dormer window and conservation roof lights. 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 semi- detached property located on the western side of Park View Road which is residential in character. The application property is also located within the Berkhamsted Conservation area.

Proposal

The application seeks permission for a timber glass side conservatory, a new rear dormer window and conservation roof lights..

Referral to Committee

The application is referred to the Development Control Committee due to the applicant being an employee of the Council

Relevant history

None relevant.

Constraints

CIL 1
Conservation Area
Article 4 Directions
Area of Archaeological Importance

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

Initial Comments

Capri is part of a semi-detached symmetrical pair of early 20th century properties fronting Park View Road, they are of brick construction with stone dressings and projecting gables with timber and render in the upper part. The pair make a strong positive contribution to the street scene and character of the Berkhamsted Conservation Area. B properties retain their original timber sash windows and the shared glazed timber framed canopy over the front entrances. The rear of the property is visible from Boxwell Road.

The application proposes a timber and glass side conservatory; this is of traditional design and materials and is of an appropriate scale.

The application also proposes two dormers. One dormer will be sited in the rear roof slope of the main range. Is this actually required for the loft conversion – could an additional roof light suffice instead. If the applicants still want a dormer could this be reduced in size and incorporate a 2-light casement window instead of a 3-over-3 sash.

A dormer is also proposed within the roof slope of the shared rear wing. This dormer is disproportionately large / bulky and again should be reduced in width to a 2-light casement and the bathroom reconfigured to account for this.

The roof lights should be of a conservation type and sit flush with the roof slope.

The window to the upper part of the front gable is of an appropriate size and design.

Recommend the application is amended as set out above

Comments following amendments

The reduced dormer sizes make them more proportionate and they relate better to the windows below - I now consider the proposal acceptable and recommend approval.

Berkhamsted Town Council

Noted

Considerations

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 semi-detached property and the application seeks permission for a single storey side conservatory which infill the land adjacent to the wing extension. This is considered to be acceptable and would be a proportionate addition to the existing property. Therefore the proposed extension would be in keeping with the character and appearance of the existing property.

The proposal includes the insertion of a dormer window to the rear elevation of the property. There were some initial concerns regarding the bulk and fenestration of the proposed dormer windows and as a consequence the dormer window on the two storey wing projection has been changed to a roof light and in addition to this the rear dormer window has been widened and proportions amended. In addition to this the proposed the proposal will also include additional conservation style roof lights to rear elevation of the property. This is considered to be acceptable and would be in keeping with the character and appearance of the application 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

The proposed single storey side extension will infill the land adjacent to the two storey wing extension and will be designed with traditional materials. This is considered to be acceptable and would not be harmful to the character and appearance of the street scene and wider Conservation Area.

The proposal will include the insertion of a new window to the front gable of the property facing the main road however this 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 (to the rear) Boxwell Lane, so the proposed dormer will be visible from public viewpoints. However, there are a number of properties with rear dormers within the road and in addition to this there are many examples of rear dormers within the Conservation Area and therefore it is considered that the amended dormer windows would be in keeping with the character and appearance of the general locality.

Therefore the proposal is in accordance with the Saved 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 alterations are considered 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 Policy CS27 of the Dacorum Core Strategy.

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

LOCATION PLAN
EXISTING PLANS
EXISTING ELEVATIONS
PROPOSED PLANS REV A
PROPOSED ELEVATIONS REV B
DESIGN AND ACCESS STATEMENT

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

Article 35 Statement

Planning Permission has been granted for this proposal. Discussions took place with the applicant which lead to improvements to the scheme. The Council has therefore acted pro-actively 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) (Amendment No. 2) Order 2015.