

**4/02508/16/FHA - SINGLE STOREY SIDE EXTENSION.  
2 PHOENIX WALK, HEMEL HEMPSTEAD, HP2 7RR.  
APPLICANT: Mr R Hardway.**

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[Case Officer - Rachel Marber]

### **Summary**

The proposed single storey side extension through size, position and design would not result in severe detriment to the appearance of the parent dwellinghouse or surrounding street scene. Furthermore, the proposed would not adversely impact upon the residential amenity of neighbouring residents. The proposal therefore coheres with the NPPF (2012), saved appendices 3 and 7 of the Dacorum Local Plan (1991), policies CS4, CS11 and CS12 of the Core Strategy (2013) and the Redbourn Road (HCA30) area character appraisal.

### **Site Description**

The application site comprises of a two-storey detached property located on the south side of Phoenix Walk. The application site was granted planning permission in February 2010 (4/00529/08/MOA). As a result the application dwelling forms part of a wider cul-de-sac of similarly constructed dwellinghouses; the overall character of the area is very evident.

### **Proposal**

The application seeks planning permission for a single storey side extension in order to enlarge the ground floor lounge. The scheme has been amended since originally submitted with the ridge height of the extension reduced from 5.4m to 4.4m.

### **Referral to Committee**

The application is referred to the Development Control Committee due to being called in by Cllr Wyatt-Lowe.

### **Relevant History**

4/00775/12/VAR VARIATION OF SECTION 106 AGREEMENT

Granted  
30/08/2013

4/00033/12/DRC DETAILS OF CONTAMINATION/REMEDICATION AND CONSTRUCTION METHOD STATEMENT AS REQUIRED BY CONDITIONS 10,11,& 13 OF PLANNING PERMISSION 4/00529/08 (RESIDENTIAL DEVELOPMENT WITH ASSOCIATED AMENITY SPACE AND VEHICULAR ACCESS)

Granted  
11/06/2012

4/00745/11/RES SUBMISSION OF RESERVED MATTERS FOR 33 DWELLINGS PURSUANT TO OUTLINE PLANNING PERMISSION 4/00529/08 (RESIDENTIAL DEVELOPMENT WITH ASSOCIATED AMENITY SPACE AND VEHICULAR ACCESS)

Granted

26/08/2011

4/00529/08/MO RESIDENTIAL DEVELOPMENT WITH ASSOCIATED AMENITY SPACE  
A AND VEHICULAR ACCESS  
Granted  
24/02/2010

### **Site Constraints**

No specific policy constraints, established residential area of Hemel Hempstead

### **Policies**

#### National Policy Guidance

National Planning Policy Framework (NPPF)

#### Adopted Core Strategy

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

#### Saved Policies of the Dacorum Borough Local Plan

Appendix 3 - Gardens and Amenity Space  
Appendix 5 – Parking Provision  
Appendix 7 - Small-scale House Extensions

#### Supplementary Planning Guidance

Redbourn Road area character (HCA30)

### **Summary of Representations**

#### 4 Phoenix Walk

#### **Objection** (as summarised)

- Application described a single storey, however proposed extension's height is level with the eaves of the existing building. Indication that the side extension would be created into two storeys.
- Council's brief for development states that there should be strong and consistent control of building lines with appropriate breaks between buildings. Break between the application site and our property as a result of the extension will be substantially reduced leading to a lop sided appearance and destroying the present symmetry of the two houses.
- The three houses in Phoenix Walk and the first house Brockswood Drive are all detached and are identical in design. The four together present a symmetrical appearance which would be destroyed by a side extension at the Site.

- Application if granted will create precedent.
- Linked houses led to a risk of fire spreading to all of the houses. Without direct vehicular access by the Fire Brigade this presents an unacceptable safety risk.
- Loss of garden spaces as a result of extension, resulting in overdevelopment of site.
- Loss of outlook and overbearing from our double patio doors. Potential loss of privacy as a result of close proximity of extension to our property and velux roof lights.
- Noise nuisance would result from closer proximity.

The objections set out in those letters show that the proposed extension is in breach of the Council's Core Strategy and Policy Guidelines. In particular it is in breach of the following:-

Dacorum's Core Strategy CS11 in particular CS11 (a), (b) and (c) Dacorum's Core Strategy CS12 in particular CS12 (c), (f) and (g) Dacorum's Planning Guidance Appendix 3 in particular A3.1, A3.3, A3.5, A3.6 (i), (ii), (iii), (iv) and (vi).

Dacorum's Planning Guidance Appendix 7 in particular A7.2 (i), (ii) and (iv).

To clarify this, the proposed extension is in breach of :-

Core strategy CS11

- (a) - to respect the density in an area and to enhance spaces between buildings and the general character.
- (b) - to preserve attractive street scape.
- (c) - to co-ordinate street scape design.

Core strategy CS12

- (c) - to avoid visual intrusion, loss of privacy and disturbance to surrounding properties.
- (f) - to integrate with street scene character.
- (g) - to respect adjoining properties in terms of
  - i. Layout,
  - ii. Site coverage,
  - iv. Scale,
  - vi. Bulk and
  - viii. Amenity space.

Planning guidance appendix 3

- A3.1 - must be adequate space without creating a cramped appearance.
- A3.3 - must consider the spatial quality of layouts and attention to sequence of spaces.
- A3.5 - respect overall street scene.
- A3.6 (i) - to respect privacy of residents, staggered building lines and maintain distance between neighbours.
- A3.6 (ii) - provide private open space and for larger family homes to provide larger garden space to ensure compatibility with surrounding area.
- 3.6 (iii) - maintain a sufficient space around house to avoid a cramped layout and to maintain residential character to ensure privacy and to enable movement around the building for maintenance and other purposes.
- 3.6 (iv) - to have a 45 degree angle of light as a basic minimum to all significant windows of habitable rooms.
- 3.6 (vi) - to minimise noise nuisance.

Planning guidance appendix 7

A7.2 (i) - not to be unduly close to, in this case, our house.

A7.2 (ii) (b) - not to detract or destroy building pattern of houses of uniform design.

A7.2 (ii) (c) - not to reduce the space around and between dwellings to give a cramped appearance.

A7.2 (iv) - to be set back from front wall of existing house,

- to leave a gap between proposed extension and boundary
- to avoid a terraced or semidetached effect and
- to respect space standards.

#### Additional Comments (as summarised)

- Extension breach 45 degree line for living roof front window and patio doors
- Side extension would be visually overbearing and oppressive but will create a claustrophobic effect and visual intrusion.
- Gap between neighbouring property and site are characteristic of the visual amenity of the area
- Velux windows will overlook out patio and garden but also look into our living room.

Extension should be amended to be set in 1 metre from the boundary in order to allow access for maintenance, avoid overhanging guttering or fascias and to preserve a visual break between the two detached houses. This would avoid creating a terraced effect.

#### **Key Considerations:**

##### Principle of Development

The application site is located within a residential area, wherein accordance to policy CS4 of the Core Strategy (2013) the principle of a residential extension is acceptable subject to compliance with the relevant national and local policies outlined below. The main issues to the consideration of this application relate to the impact of the proposed extension upon the character and appearance of the existing dwellinghouse, immediate street scene and residential amenity of neighbouring properties.

##### Effect on Appearance of the Existing 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.

Moreover, under the development guidelines of the Residential Character Area Redbourn Road (HCA30), extensions should normally be subordinate in terms of scale and height to the parent dwelling.

In accordance with the submitted application the proposed extensions would be of simple, traditional design, comprising of facing brickworks walls, grey slate tiles and white UPVC windows and doors. These materials are considered acceptable and in-keeping with the

existing dwellinghouse; complying with policy CS12 of the Core Strategy (2013).

Under Class A of the GPDO a single storey side extension upto the boundary with No. 4 Phoenix Walk could be constructed without formal planning consent. The proposed single storey side extension therefore only requires planning consent as the amended height would be 0.4 metres (approximately) higher than the 4 metre height requirement of the Class A specification. Nonetheless, this forms a strong fall-back position for the assessment of the planning application.

Similarly, the two proposed front and rear roof lights can be constructed without formal planning consent under Class C of the GDPO.

Moreover, due to the marginal scale and subordinate height of the single storey side extension in relation to the main property (3.7 metres) below ridge height, the proposed addition is considered nominal to the appearance of the main property and street scene. The amended height reduction has also ensured that a larger sky gap is retained between No.4 and No.2 Phoenix Walk, retaining the open and suburban character of the area.

Thus, it is considered that the single storey side extension would not severely detriment the appearance of the parent dwellinghouse and street scene; accordingly the proposed coheres with the NPPF (2012), saved appendix 7 of the Dacorum Local Plan (1991), policies CS4, CS11 and CS12 of the Core Strategy (2013) and the Redbourn Road (HCA30) area character appraisal.

#### 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 single storey side extension would maintain the existing front and rear build line of the parent property. As such the proposal would not be overtly visible from neighbouring property No. 4 Phoenix Walks' front or rear habitable windows.

No Loss of privacy would result from the proposed due to no existing or proposed side facing windows on the single storey side extension or No.4's flank elevation.

Thus, the proposal would not further impact upon the residential amenity or privacy of neighbouring residents and is acceptable in terms of the NPPF (2012), saved appendix 3 of the Local Plan (1991) and policy CS12 of the Core Strategy (2013).

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: 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:**

**WPD-044-16-2**

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