

4/02620/16/ROC - VARIATION OF CONDITIONS 2 (EXTERNAL SURFACES) AND 3 (APPROVED PLANS) OF PLANNING PERMISSION 4/01710/16/FHA (TWO-STOREY REAR EXTENSION).

PINEWOOD, KILFILLAN GARDENS, BERKHAMSTED, HP4 3LU.

APPLICANT: Mr & Mrs Collins.

[Case Officer - Tineke Rennie]

Summary

The application is recommended for approval. The application is for a minor material amendment to the planning permission for a two storey rear extension. A more modern design approach is proposed with a flat roof and use of render. The design is cohesive in approach to this rear element of the dwelling and would not be visible from the street scene or any other public viewpoints. As such the proposed amendments are considered to be consistent with adopted Core Strategy Policy CS12.

Site Description

The application site is a two storey detached dwelling with attached garage located at the eastern end of Kilfillan Gardens. The dwelling is the last in the cul-de-sac and forms one of a pair of identically designed properties constructed in the early 1980's. The pair of dwellings share an access drive and are set back from the end of the cul-de-sac.

The dwelling is constructed in red brickwork with a hipped roof. It features a front porch and canopy supported by feature pillars that link the porch to the garage.

Kilfillan Gardens to the west of the site is characterised by large detached dwellings within medium sized plots. To the east adjoining the site is a larger development of flats; to the northwest are detached dwellings in back land sites. The area is verdant with established vegetation and mature trees; further west many sites are subject to Tree Preservation Orders.

Proposal

Planning permission was granted on 16th August 2016 for a two-storey rear extension measuring 3.231m in depth and 7.4m in width (ref. 4/01710/16/FHA). The application originally proposed a flat roof with some elements of timber cladding to the front and rear. Given that the streetscene comprises a uniform set of properties and following comments received from neighbours, the application was revised so that the original/existing appearance to the front of the dwelling is retained. This was on the basis that the alterations to the front elevation were considered to have a negative impact on the streetscene. The flat roof to the rear was subsequently replaced with a crown roof and all timber cladding removed from the proposals.

This application seeks to amend the proposals to revert back to a flat roof to the two storey rear extension. Based on a more modern design approach, render is proposed to the rear extension with minor alterations to the fenestration to the rear and side elevation. The existing window to the flank elevation that currently serves a bathroom is to be blocked up.

This application seeks to vary condition 2 of the permission (materials) and condition 3 (approved plans).

Referral to Committee

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

Planning History

4/01710/16/FHA TWO-STOREY REAR EXTENSION
Granted
16/08/2016

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
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS13 - Quality of Public Realm

Saved Policies of the Dacorum Borough Local Plan

Appendix 7

Supplementary Planning Guidance / Documents

Environmental Guidelines (May 2004)

Summary of Representations

Berkhamsted Town Council

Objection.

The pitched roof and brickwork (not blocks) must be retained. The granting of these variations would result in a dwelling that would be out of keeping with the street scene and a reversion of the original recommendations which respected good design and were in keeping with the neighbouring area.

CS 12 (g) iv and vii Appendix 7 (i) (d)

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

Comments received from residents of 7 Kilfillan Gardens:

Thank you for your letter, dated 6 October, informing us of an application to relax certain conditions which were imposed to the original application in order to secure its approval.

The conditions in question relate to the two storey rear extension where approval is sought to revert from a pitched roof to a flat roof and from brickwork to render. The reason given is budgetary constraints.

We are not aware of any changes in what are 'material planning considerations' which could be used to justify any relaxation of the conditions and indeed none are brought forward by

those seeking the proposed changes.

When the original application was made we communicated our objections to the planning officer, Martin Stickley, these included the proposed flat roof and the use of an alternative finish to brickwork. In his reply Mr Stickley confirmed that he had already obtained the agreement of the architect to a number of changes including the introduction of a pitched roof and the use of brickwork.

Mr Stickley's reply was dated 15 July, and as work on site did not start until 9 September the applicants had ample time to consider the cost implications of these changes. This present application represents a belated attempt to change the ground rules and as such is without merit.

The requirement for a pitched roof and for brickwork seeks to maintain the standard of design and construction which has been used hitherto in the neighbourhood. We contend that the size and scale of the rear extension are such that the requirements set out in Dacorum's planning statements, that relating to Site Design Policy CS12 are pertinent and particularly paragraph (g) which sets out the need to 'respect adjoining properties' in terms of g(iv) bulk and g(vii) materials.

We trust that this application will be rejected and that the original conditions will be maintained.

Comments received from residents of 6 Kilfillan Gardens:

I notice the windows on the front elevation have changed on the latest plan. As mentioned on an earlier comment I believe the front windows should be consistent with the colour and style of windows on the neighbouring house no 7 Kilfillan Gardens.

Considerations

A two storey rear extension to this dwelling has been established in principle by planning permission ref. 4/1710/16/FHA. The considerations for this application therefore relate to the proposed amendments, namely a flat roof in place of a crown roof; render to the elevations of the extension; and a slight variation in fenestration to the extension.

Effects on appearance of building

A more modern approach is being sought for the two storey rear extension with the use of a flat roof and render. Whilst it is noted that the flat roof, materials and fenestration does not replicate the existing dwelling it is considered that the design is acceptable. Generous fenestration is proposed to the rear elevation which adds visual interest to the dwelling and is considered an improvement to the existing fenestration.

The use of render distinguishes the rear extension from the principal dwelling. Whilst the flat roof departs from the existing hipped roof form it contributes to the modern aesthetic to the rear of the dwelling. It also significantly reduces the bulk at roof level thereby ensuring that the extension is a subservient addition. Eaves will match existing with a slight overhang to reduce weathering to the render.

The original appearance is maintained to the front elevation with all of the alterations proposed to the rear.

Impact on Street Scene

It is noted that the occupants of the neighbouring properties have raised concerns about the uniformity of the street scene and any potential harm that the alterations to the dwelling would

have on this. Whilst the amendments seek a departure from the design of the original dwelling, this element is located to the rear and would not have any impact on the streetscene.

Bordering the site to the rear is a car park area serving the flatted development to the southeast fronting Graemesdyke Road. Rear gardens surround the site and the nearest dwelling to the rear is located over 40m from the proposed extension. As such the proposals would not be visible from any other public viewpoints; they would also not be visually intrusive or adversely affect the outlook of any neighbouring properties.

Overall it is considered that the character and appearance of the surrounding area would not be adversely affected by the proposed amendments.

Impact on Neighbours

The existing first floor window to the north elevation does not directly overlook No. 7 Kilfillan Gardens however it does overlook part of the garden serving this property. This window is not obscured and the proposals seek to block this window. The proposed first floor window to the north elevation would be in obscured glazing and a condition would be imposed to this effect. On this basis the amendments would result in an improvement in terms of privacy impacts to No. 7.

There are no other nearby properties that would experience any impact on their amenities as a result of the proposals.

Other Material Planning Considerations

The proposal would not create any additional bedrooms or affect the existing car parking layout. Therefore, the car parking arrangements are satisfactory as required by saved Appendix 5 of the DBLP.

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.**

Reason: To ensure a satisfactory appearance to the development and to accord with adopted Core Strategy Policy CS12.

- 3 The window at first floor level in the north elevation of the extension hereby permitted shall be permanently fitted with obscured glass unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings and to accord with adopted Core Strategy Policy CS12.

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

2016/0081/02 Rev C.

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

Article 35 Statement

Planning permission has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage 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.