

4/02927/16/FHA - SINGLE STOREY REAR EXTENSIONS, REPLACEMENT ROOF, GARAGE CONVERSION, REPLACEMENT BAY WINDOWS AND FRONT PORCH. ROSEMARY, DUNNY LANE, CHIPPERFIELD, KINGS LANGLEY, WD4 9DD. APPLICANT: MR/MRS WEIR.

[Case Officer - Intan Keen]

Summary

The application is recommended for approval.

The extension or alteration of a building in the Green Belt is appropriate in accordance with the NPPF. The proposed development would not represent disproportionate additions over and above the size of the original building and therefore would not compromise the openness of the Green Belt. The proposed dwelling would not have an adverse impact on the appearance of the Chipperfield Conservation Area, the street scene or wider countryside. The development would not have an adverse impact on the residential amenity of neighbouring properties. Car parking arrangements would be sufficient.

The proposal is therefore in accordance with the NPPF and Policies CS5, CS11, CS12 and CS27 of the Core Strategy.

Site Description

The application site is currently occupied by a detached bungalow located on a backland plot accessed via a drive off the south-eastern side of Dunny Lane. The application site lies within the Green Belt and the Chipperfield Conservation Area. It is surrounded by residential properties in a low density rural setting.

Proposal

Planning permission is sought for a single-storey rear extension, garage conversion to habitable accommodation, front porch and alterations to openings including relocation of front bay windows.

The proposed rear extension would square off the rear and southern portion of the dwelling, incorporating two gable ends to the rear elevation. The height of the building would remain as existing.

Referral to Committee

The application is referred to the Development Control Committee due to the contrary views of Chipperfield Parish Council.

Planning History

Application 4/01686/16/LDP for a Certificate of Lawful Development (proposed) for single-storey rear extension was granted. This decision confirms the location of the original rear wall of the dwelling.

The site has also been subject to applications for the attached garage which replaced two existing single garages, under applications 4/01127/11/FHA and the earlier application 4/00727/09/FHA, both of which were granted. The report associated with the 2011 application notes the following:

Permission was granted in 2009 for the demolition of the garages and their replacement with a pitched roof, double garage of the same footprint as the combined existing garages

(4/00727/09/FHA). Permission was granted for a non material amendment in 2010 (Planning ref: 4/01371/10/NMA) to the garage which brought the front elevation forwards by 300mm, so that it is flush with the front elevation of the bungalow, resulting in a slightly larger footprint and slightly altered roof pitch.

This application proposed the granted garage to raise the height of the roof so that it is level with the ridge height of the parent dwelling. The proposed height of the garage would be 4.2m level with the dwelling. The application also proposed a second window to be inserted into the side elevation of the garage.

Historical maps and aerial photographs also confirm the footprint of the dwelling as existing consistent with submitted information under the above-mentioned applications.

Specifically, the historical map dated 1962-1979 shows the footprint of the dwelling generally as existing when the site was then known as Thresfield.

The aerial photograph from 1970 shows both the original garage projection to the side and rear extension.

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
National Planning Policy Guidance

Core Strategy

NP1 - Supporting Development
CS1 - Distribution of Development
CS5 - The Green Belt
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS27 - Quality of the Historic Environment
CS29 - Sustainable Design and Construction
CS31 - Water Management
CS35 - Infrastructure and Developer Contributions

Saved Policies of the Dacorum Borough Local Plan

Policies 22 and 58
Appendices 5 and 7

Summary of Representations

Neighbours

No formal representations received.

Chipperfield Parish Council

Object

CPC does not support this application due to the development being in excess of 30% of the original dwelling, and in the conservation area.

Conservation and Design

This is a modern bungalow within the conservation area of brick with man-made roofing. It is set back from the road and is enclosed on all sides by surrounding private properties. There is also mature planting surrounding the site.

The property is well screened and makes a minimal contribution to the character of the conservation area. The proposal would be in keeping with the design of the existing cottage. The proposed extensions and enhancement to the roofing would overall have a neutral impact on the conservation area.

There are a number of locally listed and listed buildings in the vicinity. However given their distance from the site, the surrounding vegetation and existing building within the site the extension of the bungalow would have a minimal impact on the setting of these buildings.

Recommendation The proposal would have a minimal impact on the character of the listed building and the conservation area. As such we would not object to the application. Bricks to match existing roof tiles subject to approval.

Contaminated Land

Historical maps show that the property is built within the vicinity of potentially contaminative land uses (former lime kilns and former windmill). There exists the slight possibility that these activities may have affected the application site with potentially contaminated material. Therefore I recommend that the developer be advised to keep a watching brief during ground works on the site for any potentially contaminated material. Should any such material be encountered, then the Council must be informed without delay, advised of the situation and an appropriate course of action agreed.

Considerations

Policy and principle

Extensions to dwellings are acceptable in policy terms in the Green Belt under Policy CS5 of the Core Strategy.

Similarly, one of the exceptions to inappropriate development under paragraph 89 of the NPPF is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Impact on Green Belt

The main dwelling has been subject to extensions detailed above including the existing attached garage. The original dwelling is considered to comprise the main dwelling excluding the garage, as shown on the submitted existing floor plan. There were two single garages attached and located immediately south-east of the dwelling. Since the approved attached double garage (in 2009 and 2011, noted above), the dwelling frontage has remained unchanged (reduction of 0.04m).

The original dwelling floor area was approximately 145.95m² and following previously constructed development, the footprint and floor area of the dwelling has increased by 11.14m².

The proposed extensions would increase the footprint and floor space of the dwelling by a further 41.75m², which together with the previous garage additions amount to a floor area of approximately 52.89m².

In volume terms, it is noted there has been an increase as a result of the proposed replacement garages, the original garages which were fairly low profile buildings and the replacement attached garage continued the existing gable roof profile and ridge height. The proposal would add further volume not only in terms of building but the addition of a gable roof above part of the existing rear projection.

The silhouette of additions, both rear extensions, additions and the front porch, would be seen against the backdrop of the parent dwelling, particularly when viewed from the front and rear of the building.

The increases in floor area and volume must be balanced against the compact arrangement of extensions, particularly compared with the permitted development approval.

Although the Certificates of Lawful Development for rear extensions and outbuilding are extant, construction on these has not commenced and therefore are not included in the above floor area calculations.

When considering all the above factors, the development is not considered to result in disproportionate additions over and above the size of the original building, in accordance with the NPPF and Policy CS5 of the Core Strategy.

Impact on setting of listed buildings

The proposed development is acceptable with respect to the setting of listed buildings at Brambles (to the south), Windmill Cottage and Mill House Cottage (south-west, one property removed from the site) and Lavender Cottage (north-west, also one property removed). The extensions would be fairly small-scale, noting their single-storey form and siting (approximately 68m from the nearest listed building at Brambles) would not compromise the setting of the surrounding listed buildings.

The proposal is therefore in accordance with Policy CS27 of the Core Strategy and saved Policy 119 of the Local Plan.

Impact on appearance of street scene and Conservation Area

There would be no adverse effects noting the siting of the dwelling and extensions behind the curtilage and dwelling at Russett Hill and therefore located a considerable distance from the frontage of Dunny Lane (over 75m). The proposed extensions would not compromise the verdant and open character of the surrounding area or the historic qualities of the Chipperfield Conservation Area in accordance with Policies CS11, CS12 and CS27 of the Core Strategy.

If planning permission is granted it would be reasonable to attach a condition requiring bricks to match the existing and roof tiles subject to approval to accord with the above-referenced policies.

Impact on neighbouring properties

The proposed extensions would be single-storey in scale and sited over 25m from the nearest neighbouring properties at Russett Hill and The Thatch to the north-west and north-east, respectively. Given the single-storey scale of extensions and their limited projection beyond the existing building, the proposal would not result in any adverse impact on the residential amenity of neighbouring properties in terms of visual intrusion, loss of light or overlooking in accordance with Policy CS12 of the Core Strategy.

Impact on car parking

The car parking arrangements would be satisfactory in accordance with Policy CS12 of the Core Strategy and saved Policy 58 of the Local Plan.

Community Infrastructure Levy (CIL)

Policy CS35 requires all developments to make appropriate contributions towards infrastructure required to support the development. These contributions will normally 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 the 1st July 2015. This application is not CIL Liable due to resulting in less than 100m² of additional floor space.

RECOMMENDATION

1. That the application be DELEGATED to the Head of Development Management with a view to approval subject to the expiry of the notification period.

RECOMMENDATION - That determination of the application be **DELEGATED** to the Senior Manager, Development Management, following the expiry of the consultation period and no additional material considerations being raised, with a view to grant for the following reasons.

- 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 bricks to be used in the construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing building.**

Reason: To ensure a satisfactory appearance to the development and in the interests of the visual amenities of the surrounding area in accordance with Policies CS12 and CS27 of the Dacorum Core Strategy 2013.

- 3 No development shall take place until details of the roof materials to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure a satisfactory appearance to the development and in the interests of the visual amenities of the Conservation Area in accordance with Policies CS12 and CS27 of the Dacorum Core Strategy 2013.

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

**DL PA 03 C
DL PA 05 F**

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

Article 35

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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.

Contaminated Land Informative:

Historical maps show that the property is built within the vicinity of potentially contaminative land uses (former lime kilns and former windmill). There exists the slight possibility that these activities may have affected the application site with potentially contaminated material. Therefore it is recommended that the developer be advised to keep a watching brief during ground works on the site for any potentially contaminated material. Should any such material be encountered, then the Council must be informed without delay, advised of the situation and an appropriate course of action agreed.