

4/03392/16/FHA - SINGLE STOREY REAR EXTENSION. SINGLE STOREY SIDE EXTENSION WITH TERRACE OVER AND RENDER CLADDING TO FRONT. 2 COPPINS CLOSE, BERKHAMSTED, HP4 3NZ. APPLICANT: Mr & Mrs Thompson-Sturmayr.

[Case Officer - Andrew Parrish]

Summary

The application is recommended for approval. There would be no harm to the appearance of the building or the street scene. Screen fencing and set back of balustrade to the roof terrace would prevent serious overlooking of the adjoining property.

Site Description

No. 2 is a detached late C20 property located on the northern side of Coppins Close within the residential area of BCA12 in Berkhamsted. The property has an attached flat roof garage together with car parking to the frontage. The property has previously been extended first floor to the side. Ground levels slope slightly down towards the rear. The surrounding area comprises a variety of similar detached properties.

Proposal

Permission is sought for a single storey rear extension, rebuilding of the garage and its extension to the rear, a first floor side extension over the front of the garage, a terrace over the garage together with render cladding to the front.

Referral to Committee

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

Planning History

None

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)

Adopted Core Strategy

CS4 - The Towns and Large Villages
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS13 - Quality of Public Realm
CS29 - Sustainable Design and Construction

Saved Policies of the Dacorum Borough Local Plan

Policies 13 and 58
Appendices 5 and 7

Supplementary Planning Guidance / Documents

Environmental Guidelines (May 2004)
Residential Character Area - BCA12 Shootersway

Summary of Representations

Berkhamsted Town Council

Objection - The rear terrace overlooks neighbouring gardens resulting in a loss of privacy.
Appendix 3(i).

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

None

Considerations

Policy and Principle

In residential areas appropriate residential development is encouraged in accordance with Policy CS4 of the Core Strategy.

The main issues in this case relate to the impact of the extensions on the appearance of the building and street scene, and residential amenities. Policies CS10, 11, 12 and 13 are relevant.

Effects on appearance of building

There are no special requirements for extensions to dwellings in BCA12.

In relation to the parent building the proposed side and rear extensions would be relatively modest in overall height and scale and at the front would look little different to existing other than the lean-to roof over the first floor element. Amended plans note that the timber cladding to the front elevation will be replaced with composite horizontal weatherboard in a natural timber or dark grey finish rather than the initially proposed white render which would have appeared somewhat stark and out of keeping with the rest of the street scene where there are no other examples of this material.

Use of render to the single storey rear extension would cause no material harm given its siting to the rear.

Subject to details of the composite board colour, and matching roof tiles, no objection is raised.

The proposal would accord with Policy CS12 and Appendix 7.

Impact on street scene

Saved Appendix 7 state that there should be sufficient space around residential buildings to avoid a cramped layout and maintain residential character.

The rebuilt garage and mono-pitched roof over the first floor would arguably be an improvement on the existing flat roof and there would be no material harm to the separation with the adjoining property given its low height. The roof terrace would be hidden by the mono-pitched roof element to the front of the garage.

The proposal would be rebuilt on the common boundary with No. 1 which is no worse than the existing garage.

In all other respects there would be no detriment.

The proposal would comply with Policies CS11 and 12.

Impact on car parking, highway safety

There would be no increase in the number of bedrooms and existing off-street car parking is sufficient and acceptable.

The proposal would comply with Policies CS12 and saved Policy 58.

Impact on neighbours

The Town Council raises objections on grounds of overlooking from the proposed roof terrace.

The back of the dwelling currently has no windows to habitable rooms on the first floor on the side adjacent to No. 1.

The proposed terrace over the garage would potentially cause overlooking of the rear garden of No. 1 to the detriment of their amenities introducing a viewing platform where currently none exists. However, screen panelling is proposed to the side and the rear balustrade has been set back under revised plans by 0.5 m which will limit the potential harm and on balance is considered to be little worse than a window in this position which conceivably could have been proposed and to which a refusal might have been difficult to substantiate. However, it is accepted that as a terrace it would be likely to be put to more frequent use and result in greater overlooking potential. A condition would be expedient to ensure that this screening and balustrade position is retained and maintained.

In all other respects the proposal is considered acceptable.

The proposal would comply with Policy CS12.

Sustainable Design and Construction

Policy CS29 requires a number of criteria to be satisfied for all new development. However, the amended Advice Note does not apply this to householder development.

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, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order) the render to the front shall not be finished in a different colour to that approved.**

Reason: For the avoidance of doubt and to ensure a satisfactory appearance to the development in accordance with Policy CS12 of the Dacorum Core Strategy September 2013 and saved Appendix 7 of the Dacorum Borough local Plan 1991-2011.

- 3 **The proposed timber screen shown on Drg. No. 197 pa2.04 shall be a minimum of 1.7 metres in height above the floor of the roof terrace and the balustrade shall be set back as shown on Drg No. 197 pa2.03/A. Both shall be erected prior to the first use of the terrace and shall thereafter be retained in position.**

Reason: For the avoidance of doubt and to preserve the amenities of the adjacent residential property in accordance with Policy CS12 of the Dacorum Core Strategy September 2013.

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

**197 SUL.01
197 PA2.01
197 PA2.02
197 PA2.03/A
197 PA2.04
197 PA2.05/A**

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 positive engagement with the applicant during the determination process which led 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.