

**4/00838/15/FHA - SINGLE STOREY REAR EXTENSION.
23 CHARLES STREET, BERKHAMSTED, HP4 3DG.
APPLICANT: Mr I Rennie.**

[Case Officer - Sally Styles]

Summary

The application is recommended for approval.

The application site is located within the residential area of Berkhamsted where residential extensions are acceptable in principle. The site is also located within the Berkhamsted Conservation Area. The scale, design and materials of the proposals are appropriate to the existing building and to the Conservation Area. There would be no harm to residential amenity. The proposal is therefore acceptable in terms of policies CS4, CS12 and CS27 of the Dacorum Core Strategy (September 2013) and in terms of saved policies 58 and 120 and Appendix 7 of the Dacorum Borough Local Plan 1991-2011.

Site Description

The application site comprises is a two storey Victorian terraced property, with single storey mono-pitch return projection at the rear and rear garden, which forms the boundary with the neighbouring property at number 21. On the opposite side of the site, the property has a side access from the front to the rear garden with the first floor built across to create a covered archway.

The property benefits from a long rear garden which slopes upwards, away from the dwelling and is enclosed on either side by the adjacent gardens. Both neighbouring properties have two storey rear projections and the neighbour at number 25 also has a single storey rear extension with felt roof which immediately abuts the application site.

The site falls within the urban area of Berkhamsted and the Conservation Area.

Proposals

The application involves the demolition of the existing single storey mono-pitch projection and the construction of a single storey rear extension which extends part 6m and part 4m in depth from the existing main rear wall of the house. The proposal extends the full width of the ground floor, with the exception of the covered archway and is therefore set in from the boundary on one side. During negotiations with the applicant, changes have been made to the materials proposed and clarification given on the roofing finishes. Please refer to the sections below for details.

Referral to Committee

The application is referred to the Development Control Committee because the applicant is married to a member of staff within the Council's planning department.

Planning History

None relevant to the application proposal.

Policies

The site lies within the designated Berkhamsted Conservation Area.

National Policy Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Adopted Core Strategy

NP1, CS4, CS12, CS27

Saved Policies of the Dacorum Borough Local Plan

Policies 58, 120 and Appendix 7.

Summary of Representations

Berkhamsted Town Council

No Objection.

Subject to appropriate materials for the windows and doors for the proposed extension being consistent with those for the Conservation Area.

Conservation and Design

The Planning (Listed Building & Conservation Areas) Act 1990 requires special regard to the desirability of preserving the setting of a listed building and also special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

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.

Though I am supportive of an extension in principle I consider that this proposal fails the above policies. However, I would be more than willing to meet with either the Agent or the Agent and applicants to discuss a way forward.

Considerations

Impact on Appearance of the Building and Conservation Area

The proposed extension is a large single storey flat roof extension with roof lights and large areas of glazing to the rear and side elevations. Discussions were held during the course of the application such that the materials have been improved (windows are now powder coated aluminium rather than UPVC) and roof detailing clarified. Officers are now satisfied that the form, design and finishes of the extension will be of sufficient quality within the Conservation Area such that no harm would be caused. Although the design is modern, the use of bricks to match the existing house, together with powder coated aluminium window and door frames and a roof finish which has the appearance of lead will all contribute to the quality of finishes and complement the Conservation Area setting.

Furthermore the extension is to the rear of the property and will not be visible from the public domain. This must weigh in favour of the proposal. The neighbouring property at number 25 has an extension which has a felt roof and does not use high quality materials. Although this does not set a precedent for this proposal, it does form part of the context against which the acceptability of the proposal is assessed.

On balance therefore, with the amendments to the materials and with the additional information regarding the roof detailing, the proposals are considered acceptable for approval in accordance with Policies 120 of the DBLP and 12 and 27 of the Core Strategy.

Impact on the Streetscene

The proposal will not be visible in the streetscene.

Impact on Amenity of Neighbouring properties

No aspect of this proposal will be harmful to residential amenity in terms of loss of light, privacy or visual intrusion. The proposal is therefore in accordance with CS12 of the Core Strategy.

Light levels will be improved to number 21 as the proposed extension will be lower along this boundary. Although the extension would be deeper, there are no windows that would be affected by the increase in depth compared with the existing rear projection. A condition is nevertheless necessary to prevent windows from being inserted into the side elevation as it faces this property.

Number 25 has a blank wall which forms the boundary with the application and as such amenity won't be harmed at this property.

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 **Roof, windows and door materials shall be constructed as per the approved plans and details. Walls shall be constructed with brickwork to match the existing dwelling.**

Reason: For the avoidance of doubt and to ensure a satisfactory appearance and to comply with Policy CS12 of the Core Strategy.

- 3 **No windows shall be inserted into the eastern elevation without the prior written approval of the local planning authority.**

Reason: In the interests of residential amenity and to accord with Policy CS12 of the Core Strategy.

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

**RCS-461-50
RCS-461-100
RCS-461-101
RCS-461-102B
RCS-461-103B
RCS-461-104
RCS-461-105**

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