

**4/01890/15/FHA - SINGLE STOREY SIDE AND REAR EXTENSION.
42 VICTORIA ROAD, BERKHAMSTED, HP4 2JS.
APPLICANT: Mr & Mrs Bennett.**

[Case Officer - Joan Reid]

Summary

The application is recommended for approval. The principle of residential development is considered acceptable as the site is located within a town and residential area.

The development would not have any adverse impact on the appearance of the dwelling and would not significantly detract from the street scene or the adjacent Conservation Area. The development would not have a detrimental impact on the amenity of neighbouring properties. The proposal will not require any change to parking arrangements. There are no significant trees in close proximity to the proposal. Therefore the proposal is acceptable in accordance with the aims of the National Planning Policy Framework; Policies CS4, CS11, CS12, CS27 of the Core Strategy and saved Policies 58, 99 and 120 and saved Appendices 5 and 7 of the DBLP.

Site Description

The application site comprises a two storey 1950s style brick semi-detached dwelling on the western side of Victoria Road towards the top of the hill. The site is adjacent to the Berkhamsted Conservation Area. The character of houses continuing up Victoria Road are of a similar style to that of No. 42 on the western side of the road, whilst those on the eastern side of the road are more modern but of a similar style, with the lower end being predominantly terraced cottages possibly late 18th early 19th century situated within Berkhamsted Conservation Area.

Proposal

The application seeks planning permission for a single storey side and rear extension with a pitched roof. The extension measures 4.2 metres deep parallel to the rear of the property and 2.8 - 4.6 metres wide at a slight angle to the side of the property. The proposal will provide a downstairs shower room, utility room, study and enlarged kitchen.

Referral to Committee

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

- This proposal represents an overdevelopment of the site. The size, mass and bulk will result in a lack of amenity and garden space. We question whether there is sufficient parking provision for the proposed property.
- Contrary to Core Strategy Policies CS12, CS27 and Saved Local Plan Policy Appendix 5.

The proposal is not considered to be overdevelopment of the site; the adjoining property has a single storey extension and significantly sized shed adjacent to the

property. Furthermore, the extension would be permitted under permitted development rights except for the corner section measuring approximately 4.2m x 4.6m. The garden is considered of a sufficient size to accommodate the proposed extension without significant detriment to amenity and garden space.

The level of parking will remain as existing, which is situated at the rear of the property and accessed from Three Lane Close. Given that parking standards are based on the number of bedrooms in a dwelling, and there is no proposed change to the number of bedrooms, the parking requirements for the dwelling remain unchanged.

Planning History

None

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
National Planning Policy Guidance

Adopted Core Strategy

NP1 - Supporting Development
CS4 - The Towns and Large Villages
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS29 - Sustainable Design and Construction

Saved Policies of the Dacorum Borough Local Plan

Policies 10, 12, 13, 15, 21, 120
Appendices 1, 3, 5, 7

Summary of Representations

Berkhamsted Town Council

This proposal represents an overdevelopment of the site. The size, mass and bulk will result in a lack of amenity and garden space. We question whether there is sufficient parking provision for the proposed property.

Contrary to Core Strategy Policies CS12, CS27 and Saved Local Plan Policy Appendix 5.

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

No objections raised to the proposal or the possible impact on parking.

Considerations

The main issue of relevance to the consideration of this application relates to the impact of the proposal upon the character of the existing dwelling and the streetscene. Other issues of relevance relate to the impact of the proposal on neighbouring properties, the adjacent Conservation Area and parking.

Policy and Principle

The site is located in an urban area and the principle of providing domestic extensions is acceptable in accordance with Policy CS4 of the Core Strategy.

Effects on appearance of building and street scene

The extension will be in character with the existing building in terms of design and materials. Although the cranked form will be a departure from existing building lines, it is unlikely that there will be any visual harm arising from this, given the curvature of the road.

In conclusion, it is considered that the proposal will not have a detrimental impact on the appearance of the building or street scene. The proposal is not considered to be visually harmful to the character and appearance of the dwelling or street scene in accordance with Policies CS4, CS11 and CS 12 of the Core Strategy and saved Appendix 7 of the DBLP.

Impact on Neighbours

As the extension is single storey and there are no windows of habitable rooms on the ground floor of the side of the relevant neighbours (No. 44), there will be no significant loss of sunlight and daylight for either of the neighbours.

There is a window proposed on the side elevation, but as the windows on the side of No. 44 are obscure glazed there will be no loss of privacy for No. 44 Victoria Road.

In conclusion, there will be no harm to the residential amenities of the neighbouring properties as a result of this proposal. The proposed extension would not impact on the immediate neighbouring properties in terms of visual intrusion, loss of light and loss of privacy in accordance with Policy CS12 of the Core Strategy.

Impact on Trees and Landscaping

There are no significant trees in close proximity to the proposal.

Impact on Highway Safety

The dwelling's parking is situated at the rear of the property where there is space for 2 cars. Given that parking standards are based on the number of bedrooms in a dwelling, and there is no proposed change to the number of bedrooms, it is not necessary to change the parking requirements.

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 materials 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.

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

[HP4 /1360/P01A](#)

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

Notes - Article 31 Statement

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 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 2012.