

**4/03352/16/FHA - TWO STOREY SIDE EXTENSION, FRONT PORCH AND SINGLE STOREY REAR EXTENSION - (AMENDED MATERIALS.).
53 HOMEFIELD ROAD, HEMEL HEMPSTEAD, HP2 4BZ.
APPLICANT: Paul Roberts.**

[Case Officer - Amy Harman]

Summary

The application is recommended for approval. The proposed materials are considered acceptable and would not impact detrimentally on the host dwelling or the character and appearance of the street scene.

Site Description

The application site comprises a semi- detached dwelling in a large plot located on the south western side of Homefield Road.

The street comprises a mix of terraces and semi- detached dwellings set a fairly uniform distance from the back edge of the highway. There are a variety of distances between the dwellings and their flank boundaries.

Proposal

Permission was recently granted for the construction of a two storey side extension, front porch and single storey rear extension. The current application seeks approval for the same development, however, the materials proposed are blockwork and render rather than the previously conditioned matching brickwork.

Referral to Committee

The application is referred to the Development Control Committee due to being called in by Cllr Tindall.

Planning History

4/02373/16/DR C DETAILS REQUIRED BY CONDITION 3 (MATERIALS) ATTACHED TO PLANNING PERMISSION 4/04074/15/FHA - TWO STOREY SIDE EXTENSION, FRONT PORCH AND SINGLE STOREY REAR EXTENSION
Withdrawn
20/10/2016

4/00820/16/DR C DETAILS REQUIRED BY CONDITION 4 (VEHICULAR ACCESS) AND 5 (VISIBILITY SPLAY) ATTACHED TO PLANNING PERMISSION 4/04074/15/FHA - (TWO STOREY SIDE EXTENSION, FRONT PORCH AND SINGLE STOREY REAR EXTENSION)
Granted
08/11/2016

4/04074/15/FH TWO STOREY SIDE EXTENSION, FRONT PORCH AND SINGLE
A STOREY REAR EXTENSION
Granted
23/02/2016

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
Circular 11/95

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

Saved Policies of the Dacorum Borough Local Plan

Appendices 7.

Summary of Representations

CLlr Ron Tindall

I am still of the opinion that the applicant should be required to use similar materials to all the other dwellings in Homefield Road.

I therefore ask for this application to be called in and put before the Development Control Committee.

Response to Neighbour Notification

50 and 55 Homefield Road - Object :

55 Homefield Road

55 Homefield Road is a semi-detached property to the building subject of this planning application. I have lived at the property for forty nine years and have seen a number of changes in the street scene with no detrimental effect. I raised no objections in principal to the original development proposal in brick work. I strongly consider that this application to vary materials to my neighbour's property would be harmful to the character and appearance of the street scene and as such should be refused for the following reasons.

1. Contrary to policy of the adopted Local Plan Core Strategy (2006 – 2031) and Government guidance in the National Planning Policy Framework:

POLICY CS12 of the adopted Core Strategy: Quality of Site Design – requires that development should: f) integrate with the streetscape character; and g) respect adjoining properties in terms of: vii. Materials.

The National Planning Policy Framework deals with Requiring Good Design. Para 56 states that - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Para 58 states that - Planning policies and decisions should aim to ensure that developments: respond to local character and history, and reflect the identity of local surroundings and materials Para 64 states that - Permission should be refused for development of poor design

2. The original planning officers report for this development (Planning Ref: 4/04074/15/FHA) stated that the size of the extension was significant (more than doubling the footprint of the property) and would only be acceptable if it was constructed from matching materials to the existing. As such condition 3 was applied which required the extension to be constructed from matching brickwork. This was a specific condition imposed by the local planning authority to ensure this development was acceptable to the local area. There has been no material change in circumstance since this condition was imposed.
3. All 69 properties in Homefield Road are constructed from brickwork. All extensions and new houses approved by the LPA have been constructed from brickwork, this has ensured a consistency in the character and appearance of the street scene. There is no render in the street scene, render would be totally out of keeping and would highlight this element of the street scene, in particular the large gable end of the extension which steps forward from the building line.

As you are aware my Ward Councillor, Ron Tindall, has requested that this matter be referred to the Planning Committee should you be minded to approve this application. If you are considering approving this application under delegated powers please will you notify both myself and Ron Tindall in advance. If this matter needs to be considered by Planning Committee I would like to attend this meeting to make representations to Members of the Committee.

Further comments;

I would like to point out that none of the photographs presented by the applicant of rendered buildings are of properties in Homefield Road (the immediate context of this

application). Some of the photographs submitted by the applicant have been taken approximately half a mile from the site location.

The following photographs are of the street scene in Homefield Road – it can clearly be seen that there are no properties rendered in Homefield Road. Please note all projecting gable ends in the street scene are constructed in brickwork

50 Homefield Road.

I am led to believe that number 51 Homefield Road Adeyfield Hemel Hempstead Herts has put in a planning application to have his new extension instead of Bricked. I wish to object to his planning application for to reasons. The first is every other house that's has been built or extended in Adeyfield area have all used brick as not to make the building appear out of place. It will be so out of place and will look like an eye saw if this is allowed, It will devalue the houses closes to it as well as show the street up.

In his original plans he said he was bricking his extension if I'm right so why has he been allowed to not follow the plans he put in and why should he be allowed to lower the ton of the street with rendered wall.

Surely he should be made to brick it as first agreed and if he refuses then he should be made to take the extension down and put back to how the house was before hand.

Considerations

Policy and Principle

The principle of these extensions has already been established by way of the recently approved planning permissions. The key planning consideration in relation to this application is therefore the impact of the proposed render on the appearance of the existing house and the street scene.

Effects on appearance of building and street scene

Permission was granted on 23/02/2016 ref. 4/04074/15/FHA for the erection of a two storey side extension, a front porch and a single storey rear extension. The current application is for the same form and size of development. The side extension measures 3.3m by 8m and would equal the height of the existing dwelling, 7.5m. The extension extends 2m to the front of the dwelling at ground floor level and 1.5m to the front at first floor level. The front porch measures 1.3m by 2.15m and 4m high to the top of the monopitch roof. The rear extension measures 4m by 11m and is 3.9m high to the top of the monopitch roof.

A condition was attached to the earlier permission for the materials for the extension to be matching (brick), however, it should be noted that the approved plans did indicate the use of render on the front and side elevations. The extensions are almost complete and have been constructed of blockwork.

The previous case officer identified that;

'the extension is considered to be of a suitable size and scale for the dwelling - it would respect the scale and proportions of the dwelling and would relate to it in a visually

satisfactory manner. It would be neither a jarring nor a visually discordant addition to the building. With external materials of construction and fenestration to match, the extension would be an appropriate addition to the building which would not have a detrimental impact upon its appearance'

Therefore the consideration is whether the alteration in materials detrimentally effects the appearance of the extension, host dwelling and street scene.

Adopted Core Strategy CS12 : Quality of Site Design does encourage site development to respect adjoining properties in terms of materials, however, this is not prescriptive and it is common for extensions to be built in varying materials. Using a differing façade material on an extension allows a clear definition between the existing dwelling and the extension. In an area such as Adeyfield there are no specific design restrictions.

It is also important to note that the painting of the exterior of a building could be undertaken without the need for planning permission (Part 2, Minor Operations Class C of the GDPO - exterior painting). Therefore the applicant would be entitled to paint the entire exterior of their house without the need for planning permission.

Looking at the general area of Adeyfield within which Homefield Road is situated within, it is accepted that the houses are predominantly of brick construction, however, there are examples of properties in the area which have been extended and the extensions have been treated in render (on Windmill Road and Haleswood Road for example).

Taking the above into account it is therefore considered that the materials proposed are acceptable and will not have a significant detrimental impact on either the host dwelling or the street scene. Therefore, on balance it is considered acceptable in accordance with Policy CS12 of the Core Strategy and saved Appendix 7 of the DBLP.

Impact on Neighbours

The use of different materials in the extension is not considered to impact on the amenities of the neighbouring 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 **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.

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

2453-1

2453-2

2453-3

2453-4

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

Article 35 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 2015.