**13. 17/0071/FUL – Single storey front extension and alterations to frontage at 72 MOOR LANE, RICKMANSWORTH, HERTFORDSHIRE, WD3 1LQ for Mr and Mrs R Goates**

◼(DCES)

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| Parish: Non Parished | Ward: Rickmansworth Town  |
| Expiry Statutory Period: 13 March 2017 | Officer: Sukhdeep Jhooti |
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| Recommendation: That Planning Permission be granted  |
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| The application is brought before Committee as the applicant is a member of staff |

1. **Relevant Planning History**
	1. W/874/51 – House and Garage – Permitted 16.11.51.
	2. W/4133/73 – Double garage – Refused 22.10.73.
	3. 8/1007/89 – Two storey side extension – Refused 19.10.90.
	4. 96/0854 – Single storey side and rear extension – Permitted 12.12.96.
	5. 01/01626/FUL – Renewal of planning permission 96/0854/8: Single storey rear extension – Approved 18.02.02.
2. **Site Description**

2.1 The application site is located to the south of Moor Lane on a spur that runs parallel to the main highway. It is a two storey detached dwellinghouse and is not within a Conservation Area nor is it a Listed building. It is a four bedroom dwellinghouse.

2.2 The site is surrounded by similarly large detached houses with frontages which have associated hardstanding for car parking. The street is narrow, with on street parking available only on one side of this two way street. This spur which runs parallel to the main highway is built on a much higher ground level than the main highway itself. Properties located on this street are situated on a higher ground level compared to the highway.

2.3 There is associated hardstanding and soft landscaping to the frontage of the site and space for off street parking for two vehicles – one vehicle can be parked in the existing front integral garage and another can be parked in front of this garage.

2.4 Two detached dwellinghouses adjoin the boundary of the application site. Number 70 is located on the western side of the application site. It is a two storey detached dwellinghouse and is set in approximately 1.1m from the boundary with the application site. Number 70 Moor Lane is set back by approximately 3m in comparison to the application dwelling. It is on a similar land level to the application dwelling.

2.5 74 Moor Lane is a two storey detached dwellinghouse which is level with the application dwelling. It has a similar building line to the application dwelling. It is set in in approximately 3m from the boundary with the application dwelling. This dwellinghouse has a set of two detached garages in the frontage.

3. **Description of Proposed Development**

3.1 This application seeks full planning permission for a single storey front extension and alterations to the frontage.

3.2 The existing garage would be converted to a habitable room. This converted garage would have a ground floor flank window to the eastern elevation. The existing garage door would be replaced with a window which would match the existing style and appearance of the first floor windows.

3.3 To the front of the existing garage a store extension would extend 2.5m forward of the existing garage at a lower ground level and would be only accessible externally from the front of the dwellinghouse. The extension would be 3m high with a pitched roof and 3.5m wide with a metal shutter door to the front elevation. The proposed store would be finished in materials to match the host dwelling.

3.4 The existing crossover and hardstanding to the front of the site would also be widened to accommodate two off street parking spaces. The existing crossover is 2.4m wide and the proposed crossover would be 4.8m wide. In addition, there would be alterations to land levels to reduce the ground level by up to 0.9m to the front of the dwelling.

3.5 In addition to the additional parking, the existing pedestrian access to the front of the property would be replaced by boundary treatment matching in height and design the existing boundary to close this access. The existing steps going up to the front entrance to the property would be removed and replaced with new steps which would run adjacent to the proposed additional hardstanding. There would be steps on the eastern flank of the proposed new store. They would also be 1.2m high in total.

3.6 Amended plans were submitted during the course of the application which reduced the depth of the proposed front extension.

4. **Consultation**

4.1 **Statutory** **Consultation**

4.1.1 National Grid: No response received to date

4.1.2 Hertfordshire County Council Highways: No response received to date

4.1.3 Hertfordshire Ecology: No response received to date

4.1.4 Herts & Middlesex Wildlife Trust: No response received to date

4.1.5 Landscape Officer: No response received to date

4.2 **Public Consultation**

4.2.1 Number consulted: 2 No responses received: 1 to date

4.2.2 Site Notice: Posted 08/02/17 and expires 01/03/17 Press notice: Not required

4.2.3 Summary of responses:

* Extension would not affect neighbour, but retaining wall should be no higher than neighbour and should not affect neighbour’s wall.

5. **Reason for Delay**

5.1 Not applicable

6. **Relevant Planning Policy, Guidance and Legislation**

* 1. On 27 March 2012, the framework of government guidance in the form of Planning Policy Statements and Planning Policy Guidance Notes was replaced by the National Planning Policy Framework (NPPF). The adopted policies of Three Rivers District Council reflect the content of the NPPF. The Three Rivers emerging Local Plan is currently being drawn up. The Core Strategy was adopted on 17 October 2011 after the Inspector concluded that it was sound following Examination in Public which took place in June 2011. Relevant policies of the adopted Core Strategy include CP1, CP9, CP10 and CP12.
	2. The Development Management Policies Local Development Document (LDD) was adopted on 26 July 2013 after the Inspector concluded that it was sound following Examination in Public which took place in March 2013. Relevant policies of the adopted Development Management Policies LDD include DM1, DM6, DM13 and Appendices 2 and 5.
	3. The Community Infrastructure Levy (CIL) Charging Schedule (adopted February 2015).
	4. The Localism Act received Royal Assent on 17 November 2011. The Growth and Infrastructure Act received Royal Assent on 25 April 2013.
	5. The Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010, the Natural Environment and Rural Communities Act 2006 and the Habitat Regulations 1994 may also be relevant.

7. **Planning Analysis**

7.1 Design and Impact on Street Scene

* + 1. Policy CP1 of the Core Strategy seeks to promote buildings of a high enduring design quality that respect local distinctiveness and Policy CP12 of the Core Strategy sets out that development should ‘have regard to the local context and conserve or enhance the character, amenities and quality of an area’.
		2. Policy DM1 and Appendix 2 of the Development Management Policies document set out that extensions should not be excessively prominent and should respect the character of the street scene, particularly with regard to the spacing of properties, roof form, positioning and style of windows and doors and materials. Specific guidance set out within Appendix 2 advises that front extension proposals will be assessed on their individual merits but should not result in loss of light to windows of a neighbouring property nor be excessively prominent in the street scene.
		3. The widening of the crossover and alterations to access would not result in a negative material impact on the character of the subject property and wider surroundings/streetscene. The property is not within a Conservation Area nor is it a Listed building and there are many crossovers located on this street for off street parking purposes with hardstanding to the frontage of neighbouring properties. These are wide enough for one/two spaces and are part of the character of this street such that the proposal would not be unduly prominent, and a significant area of soft landscaping would also be retained to the site frontage. While there would be alterations to land levels, this would result in a reduction to the front of the dwelling and varied levels and retaining walls form part of the character of the area such that this would not result in harm to the visual amenity of the dwellinghouse or character of the area. The proposed infilling to the boundary to the front of the site would match the existing front boundary treatment.
		4. The garage conversion would not result in an increase to the volume or depth of this part of the dwelling and the window which would replace the existing garage door would match existing windows to the first floor of the dwellinghouse. The alteration would not therefore compromise the character or design of the dwelling or wider streetscene. The window to the east flank not be readily visible from the street scene and would not result in a detrimental impact on the character of the property and street scene.
		5. The proposed store would extend 2.5m forward of the existing garage. It would be 3m high with a pitched roof and 3.5m wide. It would be similar in design, width, and roof form and footprint to other front extensions/front garage extensions on this street and would not project forward of the front porch to the front of the dwelling or beyond the flank elevation of the dwelling so would not appear unduly prominent in the street scene. The proposed store would have a top hung metal shutter door which is in contrast to the timber side hung/side opening existing garage door with upper fanlights. However this would not adversely impact on the character of the street scene or area and the design of the proposed store door is not dissimilar to other store/garage doors on this street. The pitched roof form would respect the character of the host dwelling and the plans indicate that the development would be completed in materials to match the host dwelling.
		6. Subject to the use of materials to match, the development would not therefore adversely affect the character or appearance of the host dwelling, site or area and would be acceptable in accordance with Core Strategy Policies CP1 and CP12 and Policy DM1 and Appendix 2 of the Development Management Policies document.
	1. Impact on Neighbours
		1. Policy CP12 of the Core Strategy states that development should ‘protect residential amenities by taking into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space’. Policy DM1 and Appendix 2 of the Development Management Policies document set out that development should not result in loss of light to the windows of neighbouring properties nor allow overlooking, and should not be excessively prominent in relation to adjacent properties.
		2. The proposed garage conversion into a habitable room would not adversely affect the residential and visual amenity of number 70 and 74 Moor Lane as it would not result in any increase in volume or height of this part of the dwelling. The window proposed to the front elevation would face onto the application site frontage and would not overlook neighbouring properties. The window to the east flank elevation would be at ground floor level and as a consequence of this and the boundary treatment to the site comprising approximately 1.8m high fencing would not cause unacceptable overlooking.
		3. The proposed front extension would project 2.5m in depth forward of the existing dwelling. It would be in line with the existing front porch entrance at the application dwelling and would be at a lower ground level. It would be set over 10m from the boundary with 74 Moor Lane and due to this separation it would not appear overbearing or cause loss of light. While it would be 1.2m from the boundary with 70 Moor Lane and the application dwelling is already set forward of this neighbour, given that it would be at a lower land level and its limited depth it would not result in significant loss of light or in an overbearing impact.
		4. The proposed crossover widening at the application dwelling would include a reduction in land levels but would not result in harm to neighbouring properties.
		5. In summary, the proposed development would not result in adverse impact on the residential amenity of any neighbouring dwelling and the development would therefore be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies LDD.
	2. Access and Parking
		1. Core Strategy Policy CP10 requires development to provide a safe and adequate means of access and to make provision for all users, including car parking. Policy DM13 and Appendix 5 of the Development Management Policies document set out parking standards.
		2. The proposed alterations to the frontage would include widening of the crossover onto Moor Lane. While comments from the Highways Officer are awaited, the application site is on a spur of Moor Lane parallel to the main highway and it is not considered that the development would result in adverse impacts on highway safety or traffic.

7.3.3 As part of the application, the existing garage would be converted and the proposed store extension would not be deep enough to accommodate a vehicle. The property is a 4 bedroom dwellinghouse at present. The parking standards require a four or more bedroom property to provide 3 assigned spaces within the curtilage of the dwellinghouse.

7.3.4 While the existing garage would be converted, the extension to the crossover would allow two vehicles to be parked at a 180 degree angle to the highway alongside each other. While there would be a shortfall of one space against standards, there would be no change to the existing level of parking and therefore the proposal would not result in material harm in terms of overspill parking or risks to highway safety. On street parking is also available.

* 1. Biodiversity

7.4.1 Section 40 of the Natural Environment and Rural Communities Act 2006 requires Local Planning Authorities to have regard to the purpose of conserving biodiversity. This is further emphasised by regulation 3(4) of the Habitat Regulations 1994 which state that Councils must have regard to the strict protection for certain species required by the EC Habitats Directive. The Habitats Directive places a legal duty on all public bodies to have regard to the habitats directive when carrying out their functions.

The protection of biodiversity and protected species is a material planning consideration in the assessment of this application in accordance with Policy CP9 of the Core Strategy and Policy DM6 of the Development Management Policies document. National Planning Policy requires Local Authorities to ensure that a protected species survey is undertaken for applications where biodiversity may be affected prior to the determination of a planning application. The application is accompanied by a biodiversity checklist which states that no protected species or biodiversity interests will be affected as a result of the application. While there is a wildlife site to the rear of the site, given the nature of the proposed development, there would not be harm to biodiversity.

8. **Recommendation**

8.1 That the decision be delegated to the Director of Community and Environmental Services to consider any representation received and that PLANNING PERMISSION BE GRANTED subject to the following conditions:

 C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

 Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

C2 The development hereby permitted shall be carried out in accordance with the following approved plans: DRW.NO.01 Rev A, DRW.NO.02, DRW.NO.03, DRW.NO.04, DRW.NO.05 Rev C, DRW.NO.06 Rev C, and DRW.NO.07 Rev C

 Reason: For the avoidance of doubt and in the proper interests of planning in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM6, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

 C3 Unless specified on the approved plans, all new works or making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Reason: To ensure that the external appearance of the building is satisfactory in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

* 1. Informatives

I1 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application. Fees are £97 per request (or £28 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. The Council's Building Control section can be contacted on telephone number 01923 727132 or at the website above for more information and application forms.

Community Infrastructure Levy (CIL) - If your development is liable for CIL payments, it is a requirement under Regulation 67 (1) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. Information on this is also available from the Council's Building Control section. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

I2 The applicant is reminded that the Control of Pollution Act 1974 stipulates that construction activity (where work is audible at the site boundary) should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.

I3 The applicant is advised that the requirements of the Party Wall Act 1996 may need to be satisfied before development commences.

I4 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.