

12. 18/1503/FUL - Demolition of existing porch and relocation of entrance porch to include disability accessible ramp at CHORLEYWOOD PARISH COUNCIL, SOUTH LODGE, RICKMANSWORTH ROAD, CHORLEYWOOD, WD3 5SL (DCES)

Parish: Chorleywood Parish Council
Expiry of Statutory Period: 26.09.2018

Ward: Chorleywood North and Sarratt
Case Officer: Lauren Edwards

Recommendation: That Planning Permission be Granted.

Reason for consideration by the Committee: The applicant is Chorleywood Parish Council.

1 Relevant Planning History

1.1 05/0538/FUL - Alterations to front porch and internal alterations - Permitted

2 Description of Application Site

2.1 The application site is located on the northern side of Rickmansworth Road on the eastern side of the entrance to Chorleywood House.

2.2 The application building is a single storey building with a white painted exterior. The application building has an existing front porch with a pitched roof.

2.3 The application site is within the Chorleywood Common Conservation Area and Metropolitan Green Belt.

3 Description of Proposed Development

3.1 The proposed development includes the removal of the existing front porch and the construction of a new porch which would be sited 4.9m to the north of the existing porch in order to facilitate a disabled access ramp to the south side.

3.2 The proposed porch would be 2.1m in width and 1.2m deep with a height of 2.6m in line with the existing eaves with a flat roof form. The proposed porch would hold the same footprint as that existing.

3.3 The disabled ramp would have galvanised steel railings with each post 1m in height.

3.4 A rooflight is also proposed within the western roofslope above the proposed porch.

3.5 The entrance door would be within the southern elevation with a single casement window to the west.

4 Consultation

4.1 Statutory Consultation

4.1.1 Chorleywood Parish Council: No comments received.

4.1.2 National Grid: No comments received.

4.1.3 Conservation Officer:

This site is in the Chorleywood Conservation Area in character zone A. South Lodge is not mentioned in the Conservation Area Appraisal, but the core of the building appears to date from the early twentieth century with some attractive Arts and Crafts features such as flat pilasters, a hipped roof, deep eaves and hand-made bonnet tiles. However, it has

been much altered with the clear presence of modern top hung windows, later brickwork and flat render on the existing porch.

There is no heritage statement or DAS and this is contrary to local guidance on validation in a Conservation Area and paragraphs 189 and 199 of the 2018 National Planning Policy Framework (NPPF).

This proposal will add a simple flat roof porch which will be set back from the road with a Disability accessible entrance ramp.

The specific materials should be conditioned, and traditional materials would be advised in the Conservation Area. However, this proposal is discreetly designed, minor and acceptable, and in my view, causes no harm in the Conservation Area.

This is in accordance with conservation policies in DM3 which direct that applications should not harm the significance, character and setting of a [heritage] asset and the surrounding historic environment. This proposal would also be in accordance with NPPF conservation policies which advise against causing substantial harm to the significance of a heritage asset (NPPF para 193).

4.2 Public/Neighbour Consultation

4.2.1 Number consulted: 12 No of responses received: 0

4.2.2 Site Notice: Expired 30.08.2018 Press notice: Expired 31.08.2018

5 Reason for Delay

5.1 Not applicable

6 Relevant Planning Policy, Guidance and Legislation

6.1 National Planning Policy Framework and National Planning Practice Guidance

On 24 July 2018 the new National Planning Policy Framework was published. This is read alongside the National Planning Practice Guidance (NPPG). The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another. The 2018 NPPF is clear that "existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework".

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

6.2 The Three Rivers Local Plan

The application has been considered against the policies of the Local Plan, including the Core Strategy (adopted October 2011), the Development Management Policies Local Development Document (adopted July 2013) and the Site Allocations Local Development Document (adopted November 2014) as well as government guidance. The policies of Three Rivers District Council reflect the content of the NPPF.

The Core Strategy was adopted on 17 October 2011 having been through a full public participation process and Examination in Public. Relevant policies include Policies CP1, CP9, CP10, CP11 and CP12.

The Development Management Policies Local Development Document (DMLDD) 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 include DM2, DM3, DM6, DM12, DM13 and Appendix 5.

The Chorleywood Common Conservation Area Appraisal 2010 is also relevant.

6.3 Other

The Community Infrastructure Levy (CIL) Charging Schedule (adopted February 2015).

The Localism Act received Royal Assent on 15 November 2011. The growth and Infrastructure Act achieved Royal Assent on 25 April 2013.

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 Green Belt

7.1.1 The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the most important attribute of Green Belts is their openness. Green Belts can shape patterns of urban development at sub-regional and regional scale, and help to ensure that development occurs in locations allocated in development plans. They help to protect the countryside, be it in agricultural, forestry or other use.

7.1.2 Policy CP11 of the Core Strategy and Policy DM2 of the DMP LDD relate to development within the Green Belt and reflect the guidance as set out in the NPPF.

7.1.3 DM2 of the DMP LDD outlines that extensions to buildings in the Green Belt that are disproportionate in size to the original building will not be permitted. The building's proximity and relationship to other buildings and whether it is already, or would become, prominent in the setting and whether it preserves the openness of the Green Belt will be taken into account.

7.1.4 The proposed porch would hold the same footprint as the existing porch and would have a lower overall height. Whilst it would be re-sited further north of its existing position it would result in a slight (1.1m) reduction in height and would not be more prominent than that existing.

7.1.5 The proposed ramp would not be excessive in length with the railings including spacing between posts. As such it is not considered that this element of the development would result in an adverse impact to the openness of the Green Belt and would not appear as a disproportionate addition to the building.

7.1.6 The development would maintain the openness of the Metropolitan Green Belt and would be considered appropriate within the setting of the application site. The development would therefore not result in demonstrable harm to the Green Belt in accordance with the NPPF, Policy CP11 of the Core Strategy and Policy DM2 of the DMP LDD.

7.2 Impact on Character and Appearance of the Street Scene and the Conservation Area

- 7.2.1 Policy CP1 of the Core Strategy (adopted October 2011) seeks to promote buildings of a high enduring design quality that respect local distinctiveness and Policy CP12 of the Core Strategy (adopted October 2011) relates to design and states that in seeking a high standard of design the Council will expect development proposals to 'have regard to the local context and conserve or enhance the character, amenities and quality of an area'. Development should make efficient use of land but should also respect the 'distinctiveness of the surrounding area in terms of density, character, layout and spacing, amenity, scale, height, massing and use of materials'; 'have regard to the local context and conserve or enhance the character, amenities and quality of an area' and 'incorporate visually attractive frontages to adjoining streets and public spaces'.
- 7.2.2 In respect of Conservation Areas Policy DM3 outlines, amongst other points, that development will only be permitted if the proposal would retain historically significant boundaries, important open space or other elements including gardens. Development should ensure that it does not harm views into, or out of, the Conservation area and should protect landscape features, hedgerows and trees.
- 7.2.3 The proposed porch would hold the same footprint as the existing porch but would be re-sited towards the north with a flat roof form. The proposed porch would remain as a subordinate addition to the existing building and would not appear as an unduly prominent or disproportionate to the host building or result in harm to wider Conservation Area.
- 7.2.4 The proposed railings serving the ramp would have spacing between the posts to allow the existing building to be read and are not excessive in scale. The proposed railings would be silver in colour and constructed of galvanised steel. Given their limited scale and considering the proximity to the existing metal entrance gates it is not considered that the proposed materials would appear incongruous. As such it is not considered that this element of the proposed would result in detrimental harm in this respect.
- 7.2.5 In summary it is not considered that the proposed development would result in any significant adverse impact on the character or appearance of, streetscene or Conservation area and the development would be acceptable in this regard in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policy DM3 of the Development Management Policies LDD (adopted July 2013) and the Chorleywood Common Conservation Area Appraisal 2010.
- 7.3 Impact on amenity of neighbours
- 7.3.1 Policy CP12 of the Core Strategy advises that development will be expected to protect residential amenity.
- 7.3.2 Given the location of the application dwelling and the proposed porch on the western elevation of the building it is not considered that the proposed development would result in any harm to neighbouring amenity.
- 7.4 Wildlife and 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.
- 7.4.2 The protection of biodiversity and protected species is a material planning consideration in the assessment of applications in accordance with Policy CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the DMLDD. National Planning Policy requires Local Authorities to ensure that a protected species survey is undertaken for applications that may be affected prior to determination of a planning application.

7.4.3 A Local Biodiversity Checklist has been completed by the applicant and submitted with the application. The Checklist concludes that no biodiversity survey or assessment is required in this instance, and the Local Planning Authority is not aware of any protected species on this site.

7.4.4 Given the nature of the development, it is not considered that there would be any significant impact on any protected species or wildlife therefore complying with Policies CP1 and CP9 of the Core Strategy and Policy DM6 of the Development Management Policies LDD.

7.5 Trees and Landscaping

7.5.1 Policy DM6 of the Development Management Policies LDD sets out that development proposals should seek to retain trees and other landscape and nature conservation features, and that proposals should demonstrate that trees will be safeguarded and managed during and after development in accordance with the relevant British Standards.

7.5.2 The application site is located within a Conservation Area and as such all trees are protected. However given the siting of the proposed porch within the existing extent of built form it is not considered that the proposal would result in harm in this respect.

7.6 Highways, Access and Parking

7.6.1 Policy DM13 of the Development Management Policies LDD requires development to make provision for parking in accordance with the parking standards set out at Appendix 5 of the Development Management Policies LDD.

7.6.2 The proposal would not result in any increase in floor space or loss of existing parking provision.

8 Recommendation

8.1 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: 101 Rev B, 102 Rev D, 105 Rev D TRDC 001 (Location Plan), TRDC 002 (Block Plan received 07.08.2018)

Reason: For the avoidance of doubt and in the proper interests of planning and to safeguard the character and appearance of the Conservation Area, and the residential amenity of neighbouring occupiers in accordance with Policies CP1, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM2, DM3, DM6, DM12 and DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013) and the Chorleywood Common Conservation Area Appraisal (2010).

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 DM3 of the Development Management Policies LDD (adopted July 2013).

- C4 The proposed railings serving the disabled access ramp hereby permitted shall be constructed of silver galvanised steel as confirmed in the email received 24.08.2018.
- 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 DM3 of the Development Management Policies LDD (adopted July 2013).
- Informatives:
- 11 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 £116 per request (or £34 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. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at buildingcontrol@hertfordshirebc.co.uk who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at www.hertfordshirebc.co.uk.
- Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this. It is a requirement under Regulation 67 (1), Regulation 42B(6) (in the case of residential annexes or extensions), and Regulation 54B(6) for self-build housing) 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. 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.
- 12 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- 13 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 development maintains/improves the economic, social and environmental conditions of the District.