**17/1121/FUL - Part single storey and part two storey side and rear extension at 79 SYCAMORE ROAD, CROXLEY GREEN, RICKMANSWORTH, HERTFORDSHIRE, WD3 3TE, for Ms Rashid**

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| Parish: Croxley Green Parish Council  | Ward: Dickinsons |
| Expiry Statutory Period: 21 July 2017  | Officer: Jane Rodens  |
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| Recommendation: That planning permission is granted subject to conditions. |
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| This application is brought before the Committee: because it has been called in by Croxley Green Parish Council  |

1. **Relevant Planning History**
	1. 17/1025/FUL - Part single storey and part two storey side and rear extension – Withdrawn
	2. 15/0990/FUL - Ground floor front extension and first floor rear extension - Permitted
	3. 14/1520/FUL - Demolition of rear projections and construction of single storey rear extension and single storey front infill extension. Permitted.
	4. 8/213/74 - Extension to dwellinghouse, living room, study/bedroom and bathroom on ground floor. Single storey Rear Extension. Permitted
2. **Site Description**

* 1. The application site consists of a mid-terrace property that adjoins both the neighbouring properties at a first floor level with a void underneath the attached garage at the front elevation. The front and rear building lines are stepped. The garage extends beyond the rear building line of the host dwelling and is constructed up to the north eastern boundary. The dwelling has been extended at ground floor level with a single storey extension to the rear which has a staggered rear building line. The application dwelling and neighbouring dwellings have flat roof forms. The dwelling is set back from the highway by 12 metres and contains a drive along the north east side of the site which can accommodate three cars. The rear amenity space provision is enclosed by a combination of low level open fencing, close boarded fencing and vegetation screens. The rear amenity space is approximately 160sq.m in size.
	2. The neighbouring dwelling to the north east No.81 is set forward from the front building line of the application dwelling. The existing single storey rear projection is constructed along the boundary and extends beyond the rear elevation of No.81. No.81 also has a single storey rear projection constructed along the opposite boundary. The neighbouring dwelling to the south west No.77 has been extended to the rear at ground floor level and contains a single storey rear projection which is constructed close to the adjoining boundaries.
1. **Proposed Development**
	1. This application seeks full planning permission for a part single storey and part two storey side and rear extension.
	2. There have been alterations to the plans to reduce the impact on the amenity of the neighbouring properties from the proposal at the 1st floor.
	3. The extensions to the ground floor of the host dwelling at the rear are proposed to extend by 3.9m from the less deep part of the dwelling to bring the depth of the rear elevation level with the rear elevation of 77 Sycamore Road and the existing garage. The east of the site would be infilled and resulting eastern side extension will be 14.5m in depth as it extends from the primary elevation of the host dwelling to the proposed rear elevation of the host dwelling, 7.9m of which will protrude past the rear elevation of 81 Sycamore Road. This is proposed to be 3.1m in width.
	4. On the 1st floor to the rear the proposal is to protrude from the rear elevation of the host dwelling at the greatest depth of 2.6m and is 5.9m wide. It is proposed to be stepped with a depth of 0.9m closest to the boundary with 77 Sycamore Road, and an inset section to the north east. To the east flank, the first floor level would be infilled to project 1.2m forward and up to 2.3m deeper than the existing first floor although the north east part would be stepped.
	5. The proposal is to accommodate 5 bedrooms in total, study, kitchen, dining room, entrance hall, utility, WCs and a living room. The proposed materials to face the proposal in are brick and timber cladding external walls.
2. **Consultee Responses**
	1. Croxley Green Parish Council:

The proposed development would not be in keeping with the street scene, would unbalance the iconic designed houses and not be in harmony and rhythm with the adjacent properties. This would be detrimental to the character of the area and would be contrary to the general criteria principles on extensions set out in the TRDC Development Management Policies Local Development Document.

The Parish Council wish this application to be considered at the TRDC Planning Committee.

* 1. National Grid (Gas): No response received.
1. **Neighbour Consultation**
	1. Site/Press Notice:
* Site notice not required.
* Press notice not required.
	1. No. consulted: 8
	2. Summary of one response received
	+ Result in significantly reduced sunlight and natural light especially during Autumn, Winter and early Spring, the patio area at the back, master bedroom and our living room will have its natural sunlight blocked with the proposed rear extensions.
	+ We also object the extension of Bedroom 3 beyond our bedroom wall at the rear as this will affect our privacy (since it will be overlooking our patio)
	+ The plans also state that cladding will be used in most of the walls and we oppose this as it will not be in keeping with the rest of the houses but rather bricks should be used to match existing
1. **Relevant Local and National Policies**
	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.
	2. The Three Rivers 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, CP8, CP9, CP10 and CP12.
	3. 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.
	4. The Community Infrastructure Levy (CIL) Charging Schedule (adopted February 2015).
	5. The Localism Act received Royal Assent on 17 November 2011. The Growth and Infrastructure Act received Royal Assent on 25 April 2013.
	6. 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.
2. **Analysis**
	1. Design and Impact on Street Scene/Character
	2. 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 states that development should ‘have regard to the local context and conserve or enhance the character, amenities and quality of an area’.
	3. Policy DM1 and Appendix 2 of the Development Management Plans states that single storey rear extensions should be no more than 3.6m in depth. 1st floor rear extensions will be assessed on their individual merits according to the characteristics of the particular property.
	4. A previous application 14/1520/FUL for “Demolition of rear projections and construction of single storey rear extension and single storey front infill extension” stated that:

*The single storey rear extension would not be readily visible from public vantage points and would not have an adverse impact on the visual amenities of the street scene. The proposed front infill extension would be visible from public vantage points. It would infill the void sited under the existing first floor link, which is a common feature along Sycamore Road. However, currently there is an existing garage sited to the rear of the first floor link which is visible from the street. The proposed infill extension would not project forward of the front elevation of the existing first floor link which is set back from the front elevation, as such, it would not result in an unduly prominent or incongruous feature. The proposal would give the dwelling the appearance of a true terrace property with the front door sited in the front elevation rather than a linked detached dwelling. However, as there is already visible built form at ground floor level visible the development would not appear contrived or result in any material harm to the visual amenities of the street scene or character of this residential area.*

*As such, the proposed extension would not result in an unduly prominent or incongruous feature and would not result in any demonstrable harm on the visual amenities of the street scene or character of the area in accordance with Policies CP1 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the DMP LDD.*

* 1. The rear extensions as now proposed would reflect the scale of the ground floor approved under application 14/1520/FUL and would not be visible from the primary frontage of the host dwelling and therefore would not impact on the streetscene. As with permission 14/1520/FUL the front extension is considered to also be acceptable as this is flush with the primary elevation of the host dwelling and would not be dominant to the host dwelling or the streetscene.
	2. While the proposed rear extension would exceed the 3.6m guideline depth and would have a large expanse of flat roof, the previous application 14/1520/FUL is still an extant planning permission. This is a material planning consideration and no objection is raised to the ground floor depth.
	3. While the 1st floor rear extension would be stepped, given the siting to the rear of the property and that it would be in a similar style to the current rear projections of the property and the staggered relationship on Sycamore Road, this would not cause significant harm.
	4. The single storey front infill was granted through application 14/1520/FUL but not the 1st floor element that is currently being proposed. It is considered that this is acceptable in regards of the impact on the street scene as it would be flush with the primary elevation of the host dwelling, not creating a dominant addition. The materials that are proposed will ensure that it blends in with the front elevation of the property. It is not considered to be a characteristic element of the street scene as there are not others that have extended in this way, however 52 Sycamore Road was granted a similar extension through application 06/0421/FUL, and while the appearance of the dwelling would be altered, it is not within a Conservation Area and there is no requirement for design unity. This would not therefore cause demonstrable harm so as to justify refusal of permission.
	5. The materials that are proposed are facing brick to match the existing and timber cladding. This would reflect existing timber cladding to the first floor, but it is suggested that a condition is added to the application for sample to be provided prior to commencement of development on site to ensure that it would be appropriate.
	6. Therefore it is considered that proposal would be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies document.
	7. Impact on Neighbours
	8. 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. Rear extensions should also not protrude past the 45 degree line taken from the flank boundary with the neighbouring property.
	9. 77 Sycamore Road has a single storey rear projection built close to the common boundary; the proposed extension would not project beyond the rear elevation of the neighbouring rear projection. As such, the proposed extension would not result in any material harm in terms of loss of light or harm to the visual amenities of 77 Sycamore Road.
	10. No windows would be inserted within the side elevations of the development and the rooflights and fenestration to be inserted within the development would not result in any material increase in the levels of overlooking into the surrounding neighbouring properties in comparison to the existing situation.
	11. Appendix 2 of the DMP LDD stipulates that single storey rear extensions should not exceed 3.6m in depth. The proposed ground floor extension would significantly exceed this guideline. However it would be no deeper than the existing garage to the application dwelling and would not project forward of the neighbour at 81 Sycamore Road, and due to the approved application 14/1520/FUL, which as stated above is a planning consideration it is considered that this element is acceptable as the proposal previously granted can still be built at this depth, and it would not result in harm through loss of light or overbearing impact to this neighbour.
	12. The first floor of the side extension would not project forward of 81 Sycamore Road so would not cause harm to this neighbour. Amended plans submitted during the course of the application mean that the first floor development to the rear would not intrude a splay line taken from the boundary with 81 Sycamore Road, and glazing to this neighbour is also set in from the boundary such that it is not considered to result in loss of light or harm to this dwelling.
	13. The proposed development would not therefore result in any significant adverse impact on the residential amenity of any neighbouring dwelling, and the development would 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.
	14. Rear Garden Amenity Space
	15. Policy CP12 of the Core Strategy states that development should take into account the need for adequate levels and disposition of amenity and garden space. Section 3 (Amenity Space) of Appendix 2 of the Development Management Policies document provides indicative levels of amenity/garden space provision. The application site would retain a rear garden amenity space of over 130sqm, this exceeds the requirements for a 5 bedroom dwelling at 126sqm.
	16. Trees
	17. Policy DM6 of the Development Management Policies 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.
	18. There are no trees that would be impacted by the proposal
	19. Traffic and Car Parking
	20. The proposed development would result in the loss of the existing garage and infilling the space in front of the garage. The proposal would provide five bedrooms within the host dwelling. In accordance with Policy DM13 and Appendix 5 of the DMP LDD three parking spaces should be provided to serve the dwelling. The site contains a large front amenity space area with the drive sited along the eastern boundary. The drive would continue to provide parking for at least two vehicles, and the front amenity space provision could accommodate additional parking. On street parking is also available. As such, no objections are raised to the loss of the garage and parking space within the void area.
	21. Biodiversity
	22. 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.
	23. 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. The Local Planning Authority is not aware of any records of protected species within the immediate area that would necessitate further surveying work being undertaken.
1. **Recommendation**

 That PERMISSION BE GRANTED subject to the following conditions:

* 1. 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: 1654-001 01, 1654-010 01, 1654-050 05, 1654-051 04 and 1654-055 03

 Reason: For the avoidance of doubt and in the proper interests of planning in accordance with Policies CP1, CP8, 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 Before any building operations above ground level hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Reason: To prevent the building being constructed in inappropriate materials 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. Information and application forms are available at www.hertfordshirebc.co.uk. Alternatively the Council's Building Control section can be contacted on telephone number 01923 727130 or email building.control@hertfordshirebc.gov.uk.

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 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.