

PLANNING COMMITTEE – 16 JULY 2020

PART I – DELEGATED

8. **20/1036/FUL – Single storey front extension, construction of front dormers and front rooflight and replacement of pitched roof over rear extension with parapet wall at 16 WINTON CRESCENT, CROXLEY GREEN, HERTFORDSHIRE, WD3 3QX**

Parish: Croxley Green Parish Council

Ward: Durrants

Expiry of Statutory Period: 29 July 2020

Case Officer: Suzanne O'Brien

Recommendation: That Planning Permission be Granted.

Reason for consideration by the Committee: Called in to Planning Committee by Croxley Green Parish Council.

1 Relevant Planning History

- 1.1 19/2211/CLPD - Certificate of Lawfulness Proposed Development: Single storey rear extension and loft conversion with rear dormer and front Velux windows – Permitted - 06.01.2020 – The works are currently under construction.

2 Description of Application Site

- 2.1 The application site contains a detached bungalow located along Winton Crescent. The dwelling has a pitched roof with gabled flank elevations and two ground floor bay projections to the front with pitched gabled roof forms. The dwelling is currently being extended with a single storey rear extension, front rooflights, flat roof rear dormer and removal of front gable roof projections, in accordance with application 19/2211/CLPD.
- 2.2 The dwelling is constructed close to the southern boundary of the site and set in from the northern boundary.
- 2.3 The neighbouring property to the south (No.14) is a detached bungalow that is constructed close to the common boundary. No.14 has a single storey rear extension that projected beyond the original rear elevation of the application dwelling, prior to it being extended.
- 2.4 The neighbouring property to the north (No.18) is also a detached bungalow. No.18 sits at point in the bend along Winton Crescent and as such the rear elevation of No.18 angles towards the flank boundary of the application site.

3 Description of Proposed Development

- 3.1 The application seeks full planning permission for a single storey front extension, construction of front dormers and front rooflight and replacement of pitched roof over rear extension with parapet wall.
- 3.2 The front dormers would measure 2.3m in depth, 1.9m in width and 1.9m in height with flat roof forms. The dormers would be set in 1.4m from the northern flank and 1m from the southern flank of the dwelling and set down 0.7m from the ridge. A rooflight would be sited within the roof in the middle of the two dormers.
- 3.3 The single storey rear extension is currently under construction in relation to approved lawful development certificate 19/2211/CLPD. This current application seeks planning permission for the alteration to the roof of the permitted single storey rear extension from a crown roof with a height of 3.3m to a flat roof with a parapet with a height of 3.3m.

3.4 The single storey front extension would sit centrally and would provide a porch serving the existing front door. It would have a depth of 1.6m, width of 3m and height of 4.1m with a pitched roof and gabled projection to the front.

3.5 Amended plans were received during the course of the application reducing the width of the front dormers by 0.8m from 2.7m to 1.9m.

4 Consultation

4.1 Statutory Consultation

4.1.1 Croxley Green Parish Council: [Objection]

Croxley Green Parish Council object to the single storey front extension as it is in contradiction with Croxley Green Neighbourhood Plan CA2 and the Three Rivers Planning Policy. It was noted that building work had already commenced on the property. If the Planning Officer is minded to approve the application then Croxley Green Parish Council would like it to be called into committee.

4.1.2 National Grid: No response received.

4.2 Public/Neighbour Consultation

4.2.1 Number consulted: 7

4.2.2 No of responses received: 6 objections received (4 from the same address), 0 letters of support

4.2.3 Site/Press Notice: Not required.

4.2.4 Summary of Responses:

- Front dormers are unattractive and the negative visual impact would be significant;
- No other bungalows within Winton Crescent have front facing dormers and development would be out of keeping;
- Front dormers would destroy the traditional street scene;
- Dormers would impact on outlook of neighbouring properties;
- Loss of privacy;
- Would set a precedent;
- There is too much density in the layout of the property.

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

In 2019 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 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, creates better places in which to live and work and helps make development acceptable to communities'. 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 Development 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, CP8, CP9, CP10 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 DM1, DM6, DM13, and Appendices 2 and 5.

The Croxley Green Neighbourhood Plan Referendum Version was adopted in December 2018. Relevant policies include: Policy CA2 and Appendices B and C are 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**

Due to the on-going Coronavirus pandemic and the current social distancing measures in place no site visit was undertaken by the Case Officer. However, during the course of the application photographs were submitted by the applicant which show clearly the relationship of the host dwelling and neighbouring properties. Other platforms such as previous site visit, Google Maps and Google Street View were also used to aid the Officer's assessment. It is considered that the information received and use of other technological platforms has enabled the LPA to assess the application.

7.1 Impact on Character and Street Scene

- 7.1.1 Policy CP12 of the Core Strategy (adopted October 2011) relates to design and states that 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. Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) advises that development should not appear excessively prominent within the streetscene. Appendix 2 sets out that 'oversized, unattractive and poorly sited additions can result in loss of light and outlook for neighbours and detract from the character and appearance of the original dwelling and streetscene'.

- 7.1.2 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 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'.
- 7.1.3 Policy DM1 and Appendix 2 of the Development Management Policies document set out that development should not have a significant impact on the visual amenities of an area. In relation to alterations to roofs, the Design Criteria sets out that dormer windows should always be subordinate to the main roof. They should be set below the existing ridge level, set in from either end of the roof and set back from the plane of the front or rear wall. The roof form should respect the character of the house if possible. Front dormers may not always be appropriate in the street scene and multiple dormers should be proportionate in scale and number to the host roof.
- 7.1.4 Appendix 2 of the Development Management Policies document also states that front extensions should not result in loss of light to windows of neighbouring properties nor be excessively prominent in the streetscene.
- 7.1.5 Policy CA2 of The Croxley Green Neighbourhood Plan states 'Domestic extensions requiring planning consent should seek to conserve and enhance the Character Areas described in Appendix B through the careful control of massing, alignment and height'. The application site is within Character Area 6 of Appendix B of the Neighbourhood Plan. In relation to dormers Appendix C states:
- 'Roof extensions should not involve the raising of the roof ridge, a change from hip roof to gable (other than a "Sussex hip"⁶⁶ or "half hip") or the construction of front dormers which are out of scale with the host building
 - "Box" dormers should be avoided on front and side elevations and any roof lights should be appropriately scaled
 - Flat roofs on front or side extensions are generally inappropriate, except on small dormers'.
- 7.1.6 The proposed development would not result in the increase in the ridge height of the dwelling. The development would however result in the addition of two dormer windows to the front roofslope. The proposed dormers have been reduced in width to two pane windows so that they would not appear excessive in width within the front roofslope. The number and size of the proposed dormers would not be excessive in scale or result in overdevelopment of the roof form. It is noted that the other bungalows within the immediate vicinity do not have front dormers however the bungalows are of differing designs thus providing a sense of variation within the street scene. As an example, the application dwelling has a pitched roof with gabled flank elevations that sits higher than the neighbouring pitched roof bungalows with subservient pitched roof front projections. The street scene is also varied consisting of two storey dwellings and bungalows. It is also evident that some two storey dwellings have included front dormers at roof level (No's 10 and 6). The dormers would sit comfortably within the roof space and would not appear contrived or cramped, or be of a scale that would result in an obtrusive feature within the street scene.
- 7.1.7 The proposal would introduce box dormers, discouraged by the Neighbourhood Plan. However, the box design allows the dormers to appear subordinate in scale to the main dwelling, minimising their size and as the two dormers would be of limited width the box design would not appear incongruous or result in overdevelopment of the front elevation. As such, due to the varied nature of the street scene the principle of dormers within the front elevation would not result in a contrived addition. The scale and design of the proposed dormers would result in a subordinate addition that would not appear obtrusive or result in any demonstrable harm to the visual amenities or character of the street scene.

- 7.1.8 The proposed front rooflight would be sited between the two dormers and would not result in a prominent or contrived feature.
- 7.1.9 The dwelling has existing front gable projections, these however are permitted to be removed under the construction works in relation to application 19/2211/CLPD. The proposed front extension would add a single storey addition to the dwelling but would have a gabled front elevation that would add notable bulk. However, the proposed extension would be set back from the front boundary and as it would be a central addition and would not cover the full width of the dwelling it would not appear unduly prominent within the street scene. The neighbouring property to the north is sited on a bend in the road such that the rear elevation faces the flank boundary of the site. Thus, the proposed front extension would not disrupt the established building line along this part of the street scene. The proposed front extension would therefore not result in any demonstrable harm to the visual amenities of the street scene.
- 7.1.10 The parapet to the single storey rear extension (granted under application 19/2211/CLPD) would not adversely affect the visual amenities of the street scene due to its siting. Where there would be oblique views of the rear extension the parapet roof form would not result in a notable feature.
- 7.1.11 In summary, the proposed size, number and design of the front dormers and size and scale of the front extension would not result in unduly prominent or contrived additions within the street scene or result in any demonstrable harm. The development would therefore be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy, Policy DM1 and Appendix 2 of the Development Management Policies document and Policy CA2 and Appendix B of the Croxley Green Neighbourhood Plan.

7.2 Impact on Amenity of Neighbours

- 7.2.1 Policy CP12 of the Core Strategy states that Three Rivers District Council will seek a high standard of design. Appendix 2 of the Development Management Policies LDD states that extensions must not be excessively prominent in relation to adjacent properties and not result in loss of light to the windows of neighbouring properties nor allow overlooking.
- 7.2.2 The proposed front dormers and front extension would be set in from both of the flank boundaries and would be of a size, scale and location that would not result in any loss of light or harm to the visual amenities of No's 14 or 18.
- 7.2.3 Concerns have been raised that the proposed dormers would result in harm to the visual amenities of the neighbouring properties on the opposite side of Winton Crescent. A separation of approximately 20m would separate the proposed front extension from the front elevation of the neighbouring properties on the opposite side, with the front amenity spaces and highway separating the built form. A greater distance of approximately 25m would separate the dormers and front elevations of the neighbouring properties opposite. Considering the front extension and dormers would be viewed against the back drop of the existing dwelling it is not considered that these aspects of the scheme would result in any loss of light or harm to the visual amenities of the neighbouring properties on the opposite side of Winton Crescent or result in an oppressive relationship.
- 7.2.4 The proposed development would include alterations to the roof of the permitted extension which has a depth of 4m. The proposal would include the provision of 3.3m parapet walls to the flanks and rear. The extension projects approximately 2m beyond the recessed rear elevation of No.14 and the northern flank elevation is visible from No.18. The proposed parapet wall would not be excessive in height and would be set in from the boundary with No.18 by approximately 2.5m. Thus, taking into consideration the built form at No.14 and set in from No.18 the proposed alterations to the roof of the existing rear extension would not result in any unacceptable loss of light or harm to the visual amenities of these

neighbouring properties. The proposed alterations to the single storey rear extension would not result in harm to the residential amenities of the neighbouring properties to the rear.

7.2.5 The proposed single storey front extension would include a door and glazed panels. It would be at ground floor level only and would not result in any overlooking into the surrounding neighbouring properties. The proposed dormers would be set back from the front elevation and would be the width of two casement windows. The scale of the proposed dormers would not be excessive and would not be of a size that would result in a dominant feature on the neighbouring properties opposite. The proposed dormers would have an outlook onto the highway, front elevations and front amenity spaces serving the neighbouring properties opposite, all of which are publically visible spaces. The addition of dormers and separation between the properties would result in a relationship similar to that experienced between the two storey properties along Winton Crescent to the south of the site. Thus, the front dormers of the proportions proposed would not result in any unacceptable overlooking into the neighbouring properties sited on the opposite side of the highway.

7.2.6 In summary, it is not considered that the proposed development would result in demonstrable harm to neighbouring amenity and as such complies with Policy CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the DMP LDD in this respect.

7.3 Amenity Space Provision

7.3.1 Policy CP12 of the Core Strategy states that development should take into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space. Appendix 2 of the Development Management Policies LDD states that 'amenity space must be provided within the curtilage of all new residential developments'.

7.3.2 The proposed development would result in a four bedroom dwelling (the ground floor study could be used as a bedroom). Appendix 2 of the Development Management Policies document sets out that a three bedroom dwelling should retain 105sqm of private, usable amenity space. The application site has an amenity space of approximately 110sq.m, thus there would be sufficient amenity space to serve the proposed four bedroom dwellinghouse.

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 The application has been submitted with a Biodiversity Checklist which stated that no protected species or biodiversity factors will be affected as a result of the application. Works to the existing roof have been undertaken in relation to application 19/2211/CLPD; the proposal would therefore not affect any protected species.

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 not located within a Conservation Area nor are there any protected trees on or near the site. As such it is not considered that the proposed development would result in any harm in this respect.

7.6 Highways, Access and Parking

7.6.1 Core Strategy Policy CP10 sets out that development should make sufficient provision for car and other vehicle parking. Policy DM13 of the Local Development Management Document states development should make provision for parking in accordance with the parking standards set out in Appendix 5.

7.6.2 Appendix 5 of the Development Management Policies document states that a four bedroom dwelling should provide onsite parking provision for three vehicles. No alterations to the frontage are proposed as part of the application. The existing drive can accommodate one car. However, the site is served by a front amenity space which could accommodate three cars if the drive were extended. Although it does not form part of this application if the frontage did include more hardstanding this would not appear out of character within the street scene.

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: 191009, 191010/B.

Reason: For the avoidance of doubt, in the proper interests of planning and in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM6, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013) Policy CA2 and Appendices B and C of the Croxley Green Neighbourhood Plan Referendum Version (December 2018).

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).

8.2 **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 £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. If your development is CIL liable, even if you have been granted exemption from the levy, please be advised that before commencement of any works it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (As Amended) that CIL form 6 (Commencement Notice) must be completed, returned and acknowledged by Three Rivers District Council before building works start. Failure to do so will mean you lose the right to payment by instalments (where applicable), and a surcharge will be imposed. However, please note that a Commencement Notice is not required for residential extensions IF relief has been granted.

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 Local Planning Authority suggested modifications to the development during the course of the application and the applicant and/or their agent submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.