

13. 18/0854/FUL - Single storey side extension and alterations to front garden to form new parking arrangement at 67 ROYCE GROVE, LEAVESDEN, WD25 7GB for Mr & Mrs Graham

Parish: Abbots Langley
Expiry of Statutory Period: 04/07/2018

Ward: Leavesden
Case Officer: Tom Norris

Recommendation: That Planning Permission be granted

Reason for consideration by the Committee: Called in by Parish Council.

1 Relevant Planning History

1.1 No relevant planning history.

2 Description of Application Site

2.1 The application site comprises a two-storey, terraced dwelling on the northern side of Royce Grove, Leavesden.

2.2 Royce Grove forms part of a relatively modern development consisting of a mix of two-storey semi-detached and terraced properties of similar architectural style, some of which have been extended and altered.

2.3 The application dwelling has dark tiled pitched roof forms and a red facing brick exterior. There is hardstanding to the front of the dwelling which provides two off-street parking spaces. There is also a front garden which consists of an area of lawn and low level shrubbery. To the rear is a patio area and area of lawn. Closed boarded fence encloses the rear garden.

2.4 To the east of the site is the adjoining, unattached neighbour at no.69 and to the west of the site is the attached neighbour at no.65. The rear of the site adjoins the rear gardens of Curtiss Drive.

3 Description of Proposed Development

3.1 Full planning permission is sought for the construction of a single-storey side extension and alterations to the front garden to form a new parking arrangement.

3.2 The proposed extension would be built to the eastern flank elevation of the dwelling and would have a maximum width of 3.0m. The extension would have a total depth of 8.6m. The flank wall would be square towards the front with a depth of 4.1m and would then become a splayed wall towards the host dwelling for the remainder of the depth. The extension would have a hipped roof form with an eaves height of 3.0m and a maximum overall height of 3.9m.

3.3 A window would be inserted in the front elevation of the proposed extension. The extension would be finished in materials to match the host dwelling.

3.4 It is proposed that a section of soft landscaping is removed from the front garden to form a new parking arrangement. It is proposed that the driveway would still accommodate two parking spaces.

3.5 Amended plans were sought during the application process which reduced the width of the proposed extension and removed the splayed wall towards the front of the proposed extension. The front garden layout was also amended to maintain off-street parking spaces. Neighbours were re-consulted on the amended scheme.

4 Consultation

4.1 Statutory Consultation

4.1.1 Abbots Langley Parish Council:

[Objection] *“Members object to this contrived overdevelopment of the plot with provision for only one car for what will become a five bedroomed property. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.”*

Abbots Langley Parish Council were re-consulted on amended plans for 21 days on 11/06/2018

4.1.2 National Grid:

No response received.

4.2 Public/Neighbour Consultation

4.2.1 Number consulted: 6 No of responses received: 0

4.2.2 Site Notice: not required Press notice: not required

4.2.3 Neighbours were re-consulted on amended plans for 21 days on 11/06/2018 (expiring 02/07/2018).

5 Reason for Delay

5.1 None

6 Relevant Planning Policy, Guidance and Legislation

6.1 National Planning Policy Framework and National Planning Practice Guidance

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) and 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 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 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 Relevant policies include DM1, DM6, DM8, DM13 and Appendices 2 and 5.

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 Impact on Character and Street Scene

7.1.1 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'.

7.1.2 It is considered that the overall scale, siting and appearance of the proposed single-storey side extension would not result in a prominent feature in the context of the host dwelling or the streetscene. The proposed roof form and finish material would contribute to a subservient appearance against the host dwelling. The proposed splayed wall towards the rear of the proposed extension would be wholly screened from public vantage points such that it would not appear cramped or contrived within the streetscene. The proposed glazing to the front would match the height and scale of the existing glazing such that it would not appear contrary to the character of the dwelling.

7.1.3 It is proposed that a section of soft landscaping is removed to the front of the dwelling to re-site the parking provision. This would include the removal of a section of grass and a section of the low level shrubbery with a buffer of shrubs and planting to be retained adjacent to the public highway and the front garden pathway. It is considered that the proposed removal of some of this landscaping to accommodate hardstanding for parking would not result in a detrimental impact upon the character and appearance of the area to justify refusal of planning permission.

7.1.4 In summary, it is considered that the proposed development would not result in harm to the visual amenities of the street scene or character and appearance of the area. The proposal would therefore be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy, Policies DM1 and Appendix 2 of the Development Management Policies LDD.

7.2 Impact on amenity of neighbours

7.2.1 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 residential 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.

7.2.2 Given the siting and scale of the proposed single-storey side extension, it is not considered that it would give rise to any negative impact upon any neighbour in terms of being overbearing or overshadowing. In addition, given that it would be single-storey, it is not considered that it would give rise to any unacceptable level of overlooking from the proposed glazing.

7.2.3 In summary, it is not considered that the proposed development would result in any significant adverse impact on the residential amenity of any neighbouring dwelling; subject to conditions 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 document.

7.3 Amenity Space Provision for future occupants

7.3.1 The proposed development would not impact upon the existing amenity space provision of the dwelling and therefore the proposals are considered acceptable in this regard.

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 states that no protected species or biodiversity interests will be affected as a result of the application.

7.5 Trees and Landscaping

7.5.1 No protected trees are proposed to be removed as part of this proposal. Some soft landscaping is proposed to be removed to accommodate parking however this is considered to be acceptable, as covered in the 'character' section of this report.

7.6 Highways, Access and Parking

7.6.1 Core Strategy Policy CP10 requires development to provide a safe and adequate means of access and to make adequate provision for all users, including car parking. Policy DM13 and Appendix 5 of the Development Management Policies document sets out parking standards for developments within the District.

7.6.2 The front driveway of the dwelling currently provides space for two parking spaces in accordance with the Council's adopted standard parking space size. There would be no increase in the number of bedrooms as a result of the proposed ground floor extension. The proposed side extension would reduce the size of the hardstanding on the driveway however it is also proposed that a section of soft landscaping is removed so that two parking spaces are still provided within the curtilage of the site. The parking arrangement

is therefore considered to be acceptable as there would be no change in the number of bedrooms or level of provision.

8 Recommendation

8.1 That the decision be delegated to the Director of Community and Environmental Services to consider any representations 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: 3265.PL7.HPA

Reason: For the avoidance of doubt and in the proper interests of planning and in the interests of the visual amenities of the locality and the residential amenity of neighbouring occupiers, in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM6, DM8, 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).

8.2 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) - 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. 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 submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.