

PLANNING COMMITTEE – 14 NOVEMBER 2019

PART I - DELEGATED

8. 19/1842/FUL – Single storey rear extension at 1 MANOR WAY, CROXLEY GREEN, WD3 3LU.

Parish: Croxley Green Parish Council

Ward: Durrants

Expiry of Statutory Period: 22 November 2019

Case Officer: Aaron Roberts

Recommendation: That Planning Permission be GRANTED.

Reason for consideration by the Committee: Called into Committee by Croxley Green Parish Council.

1 Relevant Planning History

1.1 No relevant planning history.

2 Description of Application Site

2.1 The application site consists of a two-storey detached dwelling located on Manor Way in Croxley Green. Manor Way is a residential street that is characterised by a mixture of two-storey semi-detached and detached properties of varying architectural style. The application site is located within Character Area 7 from Appendix B of the Croxley Green Neighbourhood Plan Referendum Version (Adopted December 2018).

2.2 The application dwelling is predominantly finished in white render, with a small proportion of the frontage finished in brick at ground floor level. There is currently a rear projection serving a cupboard and toilet to the rear of the application dwelling, measuring approximately 1.2m in depth.

2.3 To the south of the application site is an electrical substation and the gardens of No's 258-266 Baldwins Lane.

2.4 To the north of the application site is No.3 Manor Way, a semi-detached property partially finished in pebbledash and red brick. This property has been extended via a single storey rear extension. This neighbouring dwelling is built along a similar building line as the application dwelling and sits on a similar land level.

3 Description of Proposed Development

3.1 This application seeks full planning permission for a single storey rear extension. The proposed extension would serve an open plan kitchen/diner.

3.2 The proposed rear extension would have a depth of approximately 6m and a width of 6.7m. The proposed extension would adjoin the existing storage building, with the new walls of the extension being physically attached to the existing storage building walls. There would be no internal linkage between the proposed rear extension and the existing storage building. Part of the existing storage building would be demolished to facilitate the single storey rear extension. The proposed rear extension would have a flat roof with a maximum height of approximately 3m.

3.3 Bi-folding doors are proposed within the rear elevation of the single storey rear extension. No flank windows are proposed on either side elevation. Within the flat roof, a roof lantern is proposed, measuring 3m in depth and 2m in width. Three solar panels will be relocated from the existing storage building's roof to the roof of the proposed extension

Examination in Public which took place in March 2013. Relevant policies include DM1, DM6 and 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

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 Policy CA2 of The Croxley Green Neighbourhood Plan requires that domestic extensions should seek to conserve and enhance the Character of the area through the control of massing, alignment and height. Extensions that have an overbearing or adverse visual effect on the Character Area in which it is located will be resisted.
- 7.1.3 With specific regard to the proposed development, the Design Criteria at Appendix 2 of the DMP LDD sets out that single storey rear extensions to detached dwellings should generally not exceed 4m in depth.
- 7.1.4 The proposed rear extension would not be readily seen from the street scene given its location to the rear of the property. The extension would have a depth of 6m and would therefore not comply with the Design Criteria guidance depth of 4m. The proposed extension would physically adjoin the existing storage building, with part of the storage building being demolished to accommodate the proposed rear extension. Given the proposed scale of the extension, that the extension would be obscured on the whole by the existing dwelling when viewed from the streetscene and that Manor Way is varied in terms of extensions and alterations, it is not considered that the extension would appear disproportionate to the host dwelling or unduly prominent within the streetscene of Manor Way.
- 7.1.5 There were concerns raised by Croxley Green Parish Council regarding the proposed extension and storage unit being contiguous and concerns relating to the future purpose of the storage unit. Although the proposed extension would physically adjoin the existing storage building, it is not considered that this would have a detrimental impact on the streetscene. The floor area of the storage building would decrease as part of the building would be demolished to facilitate the rear extension. There are no proposed internal

linkages between the proposed rear extension and the storage building. Notwithstanding this, the storage building is currently being used for purposes ancillary to the main dwelling. If in the future, the storage unit was converted to habitable accommodation, as long as the use was ancillary to the main dwelling it would not require express planning permission. No changes are proposed to the use of this building as part of the current application.

7.1.6 In summary, it is not considered that the proposal would appear excessively prominent within the streetscene, or disproportionate in relation to the application dwelling or to other dwellings within the vicinity. The proposed development would therefore accord with Policy DM1 and Appendix 2 of the Development Management Policies document (adopted July 2013).

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 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 The guidance provided within Appendix 2 states that single storey rear extensions should generally have a maximum depth of 4m with this distance reduced if the extension would adversely affect adjoining properties or is unduly prominent.

7.3 The proposed extension would have a depth of 6m and would therefore not comply with the Design Criteria guidance depth of 4m. The single storey rear extension would be built in line with the flank elevations of the application dwelling. Directly to the south of the site, there is an electrical substation and the gardens of No's. 258-266 Baldwins Lane. Directly to the south of the proposed rear extension is the rear garden of No.260 Baldwins Lane. The proposed rear extension would be set approximately 0.4m from this boundary. The boundary treatment consists of close boarded fencing and vegetation, which would act as a form of screening, blocking views of the majority of the proposed extension. The rear elevation of No.260 Baldwins Lane is approximately 24m from the flank elevation of the proposed extension. Given this significant distance, the single storey height of the proposed extension and the existing boundary treatment, it is not considered that the proposed development would result in any adverse impact on the residential amenity of the occupiers of the properties to the south of the application site.

7.4 The proposed extension would be set approximately 2m off from the boundary with neighbour to the north, No.3 Manor Way. No.3 is also set approximately 2m from the boundary with the application site, therefore the flank elevation of the extension would be set approximately 4m from the flank elevation of No.3 Manor Way. Given the significant separation distances and that there is a storage building currently in situ along the boundary with No.3, it is not considered that the proposed development would result in any adverse impact on the residential amenity of the occupiers of No.3 Manor Way.

7.5 In summary, it is not considered that the proposal would have an overbearing impact or result in loss of light and the proposal is considered to be acceptable in this regard. 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.

7.6 Amenity Space Provision for Future Occupants

7.6.1 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.

7.6.2 There is sufficient amenity space provision to accommodate the proposed development and serve the dwelling in accordance with the standards as set out within the Design Criteria of the DMP LDD.

7.7 Wildlife and Biodiversity

7.7.1 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.

7.7.2 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.

7.7.3 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. The Local Planning Authority is not aware of any protected species within the immediate area that would require further assessment.

7.8 Trees and Landscaping

7.8.1 Policy DM6 of the Development Management Policies document 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.

7.8.2 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.

7.9 Highways, Access and Parking

7.9.1 Policy DM13 of the DMP LDD requires development to make provision for parking in accordance with the parking standards set out at Appendix 5 of the same document.

7.9.2 The proposed extension would not increase the number of bedrooms within the dwelling and therefore would not require additional parking spaces. It is not considered that the proposed development would cause harm to highway safety.

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: TRDC001 (Location Plan), TRDC 002 (Block Plan), AM/01/100 REV A, AM/01/101 REV A.

Reason: 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), Policies DM1, DM6 and DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013) and Policy CA2 and Appendices B and C of the Croxley Green Neighbourhood Plan Referendum Version (adopted 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) - 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.

I2 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.

I3 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.