

2. REGISTERED NUMBER:	5/2009/2392 FULL
APPLICANT:	Mr Simon Wright
PROPOSAL:	Single storey front extension and part single, part two storey rear extension
SITE:	3 Pondwicks Close St Albans AL1 1DG
DATE OF APPLICATION:	14/12/2009
HISTORIC BUILDING GRADE:	None
CONSERVATION AREA:	No. 11 St Albans
DISTRICT PLAN REVIEW:	Town

<u>RECOMMENDATION - GRANT</u>

Background

No. 3 is a detached dwelling to the south west of Pondwicks Close. The surrounding area is mainly residential, containing detached properties of differing sizes and designs; however the River Ver is to the rear of the site with Verulamium Park beyond. The site is in the St Albans Conservation Area.

The Proposal

Planning permission is sought for:

- A single storey front extension to the garage measuring 5.0m wide by 0.75m deep.
- A two storey rear extension measuring 3.9m wide by 5.05m deep.
- A single storey rear extension (to the side of the proposed two storey rear extension) measuring 1.05m wide by 3.75m deep.
- A single storey rear extension measuring 4.4m wide by 1.0m deep.

The proposal varies with the previous application (5/09/0346) in the following ways:

- The first floor side extension and replacement rear dormer window have been omitted. (The existing rear dormer is retained.)
- The depth of the two storey rear extension has increased from 4.9m to 5.05m.

Relevant Planning Policy

St. Albans District Local Plan Review 1994:

POLICY 34	Highways Considerations in Development Control
POLICY 40	Residential Development Parking Standards
POLICY 69	General Design and Layout
POLICY 72	Extensions in Residential Areas
POLICY 84	Flooding and River Catchment Management
POLICY 85	Development in Conservation Areas

Relevant Planning History

5/09/0346 Part single, part two storey rear and first floor side extension, rear dormer window and alterations to openings. Refused on 19/05/2009 for the following reason:

1. By reason of the loss of a gap between no's 2 and 3 Pondwicks Close, a complexity of roof form, a substantial increase in scale and bulk, a failure to leave the original building form predominant and a large flat roofed dormer, the proposed extensions would not relate to the scale and character of the streetscene and would fail to preserve or enhance the character and appearance of the Conservation Area. The proposal would therefore be contrary to Policy 69 (i) (General Design and Layout), Policy 72 (i) (Extensions in Residential Areas) and Policy 85 (i) preamble, b) and e) (Development in Conservation Areas) of the St Albans District Local Plan Review 1994.

5/08/1347 Single storey front, part single, part two storey rear and first floor side extensions, rear dormer window and alterations to openings. Refused on 19/08/2008 for the following reasons:

1. By reason of the loss of a gap between no's 2 and 3 Pondwicks Close, a complexity of roof form, a two storey wrap around addition, a substantial increase in scale and bulk and a large flat roofed dormer, the proposed extensions would not relate to the scale and character of the streetscene and would fail to preserve or enhance the character of the Conservation Area. The proposal would therefore be contrary to Policy 69 (i) (General Design and Layout), Policy 72 (i) (Extensions in Residential Areas) and Policy 85 (i) preamble, b) and e) (Development in Conservation Areas) of the St Albans District Local Plan Review 1994.
2. The development proposed would adversely affect the amenity of the occupiers of the adjoining property, no. 2 Pondwicks Close, by reason of its close proximity to the common boundary and consequent loss of light. The proposal would not therefore achieve an adequately high standard of environment and would be contrary to Policy 72 (v) & (ix) (Extensions in Residential Areas) of the St. Albans District Local Plan Review 1994.

5/06/0787 Rear conservatory. Refused on 01/06/2006 for the following reason:

1. By reason of its materials, the proposed development would fail to preserve or enhance the character of the Conservation Area. The proposal is contrary to Policy 85 (preamble) and (i) c) of the St Albans District Local Plan Review 1994.

Reason for Call-In for Determination by Committee

- Councillor Frearson has called-in the application if officers are minded to recommend grant or refuse for the following reason:

A previous application to extend this property was decided by committee. In the interests of openness and transparency this alternative scheme should also come to committee.

Representations

Advertisement

The proposal was advertised as a Section 73 Advert on 30/12/2009. A site notice was displayed.

Adjoining Occupiers

No's 2 and 4 Pondwicks Close; and Abbey C of E JMI School and Old Bridle Lodge, Grove Road were notified on 21/12/2009.

No representations received.

Consultations

Archaeology

To record potentially significant archaeological remains within the historic environment, an archaeological condition is requested.

Condition:

No development shall take place on site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason:

To ensure adequate opportunity is provided for archaeological research on this historically important site. To comply with Policy 110 of the St Albans District Local Plan Review 1994.

Discussion

The issues for discussion are the impact of the proposal on the original building, streetscene and Conservation Area, the impact on neighbouring properties, car parking provision, access and flood risk. Whether the reason for the refusal of the previous application (5/09/0346) has been addressed will also be considered.

Impact on Original Building, Streetscene and Conservation Area

The part of Pondwicks Close in which no. 3 is located is characterised by large detached dwellings of differing styles which are staggered to reflect the curve of the crescent.

The first floor side extension proposed by application 5/09/0346 has been deleted from the proposals and, as such, the concern regarding the closing of the gap between no's 2 and 3 has been addressed. The deletion of this extension would also result in the roof form of the proposal being simplified and a reduction in the additional bulk to the house.

The proposed two storey rear extension would be a continuation of the existing two storey rear projection. However, it would have a hipped end as opposed to the existing gable end. Also the gable end on the existing two storey rear projection on the opposite side of the property would be changed to a hipped end.

The unsympathetic large flat-roofed dormer proposed by application 5/09/0346 has been omitted, and, instead, the existing dormer will remain.

The front extension, to enlarge the double garage, will project 0.75m with little change in the appearance from the streetscene.

The single storey rear extensions will have lean-to roof forms compatible with the original dwelling.

A condition should be imposed on any planning permission granted requiring samples of materials to be provided.

The proposal addresses the reason for the refusal of application 5/09/0346. The proposal will be compatible with the character and appearance of the original building, the streetscene and the Conservation Area, and complies with Local Plan policies 69, 72 and 85.

Impact on Neighbouring Properties

The proposed first floor rear extension would not intrude into a 45 degree angle taken from the nearest front or rear ground floor window of no. 2 Pondwicks Close, or the nearest ground floor window to the rear of no. 4. As such, there would not be any unacceptable loss of light, or overbearing impact, to the occupants of either neighbouring property.

There are two proposed first floor side windows on the rear extension serving a bedroom. These would face no. 4. As the bedroom would be served by a window on the rear elevation, the side windows could be obscure glazed, ensuring there is no loss of privacy to the occupants of no. 4. There are also two proposed first floor side windows serving en suite bathrooms. These would face no. 2. Again these windows would need to be obscure glazed to protect the privacy of the occupants of no. 2. A condition to this end should be imposed on any planning permission granted.

The proposed single storey rear extension would project 1.0m at a distance of 0.95m from the party boundary with no. 4. It would not result in any loss of light or overbearing impact to the occupants of this dwelling.

Overall, the proposal would have no adverse impacts on the amenity of the occupants of neighbouring dwellings. The proposal will comply with Policy 72 of the St Albans District Local Plan Review 1994 in this respect.

Car Parking Provision / Access

There is no requirement for additional car parking and no changes are proposed to the vehicular access. There is no conflict with Policies 34 or 40 of the St Albans District Local Plan Review 1994.

Flood Risk

The proposal is located in flood zones 2 and 3. Either of the following flood mitigation measures should be employed.

Either levels within the proposed extensions shall be set no lower than existing levels and flood proofing of the proposed extensions shall be incorporated where appropriate, or floor levels within the proposed extensions shall be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones. A condition to this end should be imposed on any planning permission granted.

The proposal complies with Policy 84 of the St Albans District Local Plan Review 1994.

Conclusion

The reason for the refusal of application 5/09/0346 has been addressed and the proposed development is considered acceptable, as it is compatible with the character and appearance of the original building, the street scene and the general locality. The proposal will preserve or enhance the character and appearance of the Conservation Area. There will be no adverse impact on neighbouring properties. There is no requirement for additional car parking. The proposal is in accordance with Policy 34 (Highways Considerations in

Development Control), Policy 40 (Residential Development Parking Standards), Policy 69 (General Design and Layout), Policy 72 (Extensions in Residential Areas), Policy 84 (Flooding and River Catchment Management) and Policy 85 (Development in Conservation Areas) of the St. Albans District Local Plan Review 1994.

Recommendation - GRANT

Conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
3. The windows to be created in the first floor side elevations facing towards no's 2 and 4 Pondwicks Close shall be glazed in obscure glass and shall not be altered to clear glazing without the prior written approval of the Local Planning Authority. Furthermore, no new windows or other openings shall be inserted in these first floor side elevations.
4. No development shall take place on site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.
5. Either levels within the proposed extensions shall be set no lower than existing levels and flood proofing of the proposed extensions shall be incorporated where appropriate, or floor levels within the proposed extensions shall be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year.

Reasons:

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To ensure that the finished appearance of the development is satisfactory. To comply with Policies 69 and 85 of the St. Albans District Local Plan Review 1994.
3. To maintain the privacy of adjoining residents. To comply with Policy 72 of the St. Albans District Local Plan Review 1994.
4. To ensure adequate opportunity is provided for archaeological research on this historically important site. To comply with Policy 110 of the St Albans District Local Plan Review 1994.
5. To ensure the proposal is not at an unacceptable risk from flooding. To comply with Policy 84 of the St. Albans District Local Plan Review 1994.

Informatives:

1. The attention of the applicant is drawn to the Control of Pollution Act 1974 relating to the control of noise on construction and demolition sites.

2. The applicant is advised that this application was accompanied by a Certificate stating that the applicant was the owner of all the land shown within the application site and therefore, this decision notice is issued on the understanding that no part of the development extends beyond the curtilage of the application premises.

3. The applicant is informed that the Local Planning Authority would encourage the use of sustainable energy efficient building materials and alternative energy sources in construction and would encourage the consideration of alternative forms of heating, for example solar power.

4. The applicant's attention is drawn to the Party Wall Etc. Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

5. The applicant is requested to ensure no damage is caused to the footpath and highway verge during the course of the development. Any damage should be repaired to the satisfaction of Hertfordshire Highways.

6. This determination was based on the following drawings and information: plans 037/01 rev 01, 037/04 rev 01, 037/05 rev 0 (site location plan), 037/10 rev 02, 037/22 rev 01 and 037/24 rev 01 received on 01/12/2009, and plans 037/02 rev 02 and 037/25 rev 0 and Design & Access Statement received on 11/12/2009

Drawing Nos: 037/01 rev 01, 037/02 rev 02, 037/04 rev 01, 037/05 rev 0
(site location plan), 037/10 rev 02, 037/22 rev 01 and 037/24
rev 01, 037/25 rev 0

O.S. Grid Reference: 514481.45 206695.66

Decision Notice Code: A1

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Officer: Peter Vosper

<http://www.stalbans.gov.uk/environment-and-planning/planning/planning-applications/planning-applications-search.aspx>

Section 65 Parties
