

Committee date	Wednesday 8 January 2020
Application reference	19/00832/FULH 151 Queens Road Watford WD17 2QH
Site address	
Proposal	Erection of a two storey rear extension and loft conversion with rear dormer, rear skylight, front skylight and internal alterations
Applicant	Lewis Investments
Agent	Steene Associates (Architects) Ltd
Type of Application	Householder planning permission
Reason for committee Item	5 objections received
Target decision date	17 th December 2019
Statutory publicity	Conservation Area Site Notice and paper advertisement
Case officer	Alice Reade, alice.reamde@watford.gov.uk
Ward	Central;

1. Recommendation

Grant planning permission subject to conditions detailed in section 8 of the report.

2. Site and surroundings

2.1 No. 151 is a mid terrace two storey house with basement. The property is one of a terrace of three properties positioned opposite the junction of Queens Road with Sutton Road. The adjoining dwelling No. 149 has a two storey rear element to a depth of 6m on the southern boundary of No. 151. No. 153 is adjoining to the north. The three gardens of the terrace back onto the parking area of the adjacent flat building. There are no previous extensions to the application property.

2.2 The site is within the Estcourt Conservation Area and this area and the street scenes of Queens Road and Sutton Road opposite are characterised by predominantly two storey Victorian terraces. There are also two modern 3 storey flatted buildings within the immediate area.

3. Summary of the proposal

3.1 Proposal

3.2 Proposed double storey rear extension to 4.5m deep. Conversion of roof into habitable space with one rear dormer (1.2m high and 1.6m width), 1 roof light

in the rear roof and 1 roof light to the front roof slope.

3.3 Conclusion

The scale and design of the two storey extensions are appropriate for the building and would not create harm to the character or appearance of the Conservation Area. The extensions would not create undue harm to the amenities of the neighbouring properties.

The reasons for the previous refused application have been fully addressed and approval of this application is recommended.

4. Relevant policies

Members should refer to the background papers attached to the agenda. These highlight the policy framework under which this application is determined. Specific policy considerations with regard to this particular application are detailed in section 6 below.

5. Relevant site history/background information

5.1 19/00283/FUL Proposed double storey rear extension, conversion of roof into habitable space with dormers to the front and rear. Refused Planning Permission. Reasons:

1. The proposed development would be of unacceptably poor design. The proposed introduction of a front dormer would be incongruous to the street scene. Both the front and rear dormers would be of a width, height and projection excessive to the roof and would result in dominant additions. The size and position of the dormers would unacceptably change the roof shape of the building and would fail to relate to the fenestration of the lower floors of the building. The dormers size, position and design would be contrary to guidance of sections 8.2, 8.3 and 8.12 of the Residential Design Guide 2016. As such, the front and rear dormers would be harmful to the character and appearance of the building, the street scene and the Estcourt Conservation Area and the development is contrary to Policies UD1, UD2 and SS1 of the Watford Local Plan Core Strategy 2006-31.
2. The proposed development would unacceptably harm the amenities of the neighbouring occupiers. The two storey rear extension would infringe the 45 degree lines on plan and elevation from the nearest habitable room window/glazed door of the neighbouring property at No. 153 Queens Road. The two storey extension would also have a depth of 6m relative to No.153 and is positioned to the south of this neighbour. The two storey

extension would therefore result in unacceptable loss of daylight and outlook to No.153 and present an overshadowing and overbearing impact to the property and garden. Being closer to No.153, the impact of this extension would unacceptably worsen the existing impacts presented from the existing two storey rear projection of No.149. As such, the proposed development would adversely affect the residential amenities of the neighbouring occupiers, contrary to Policies SS1 and UD1 of the Watford Local Plan Part 1 Core Strategy 2006-31 and sections 8.4 and 8.5 of the Residential Design Guide 2016.

6. Main considerations

6.1 The main issues to be considered in the determination of these applications are:

- (a) Scale, design and impact on Conservation Area
- (b) Impact on surrounding properties

6.2 (a) Scale, design and impact on Conservation Area

The Residential Design Guide (RDG) states that two storey rear extensions should generally not exceed a depth of 3m on a terrace house. The proposed two storey rear extension, at 4.5m would be significantly in excess of this guidance, however it would be sited adjoining the existing 6m two storey rear projection of the adjoining terrace No. 149. The existing two storey projection at No. 149 has a monopitch roof which leaves a tall boundary wall adjacent to No. 151. The addition of the two storey extension at No. 151 would balance against the existing structure, creating a dual pitch roof over the two elements and reducing the eave height of the roof to be in keeping with No. 151. Therefore, owing to the site circumstance and the existing two storey element, the 2 storey rear extension proposed would not create notable harm to the amenity of the site or surroundings or the Conservation Area.

6.3 Section 8.12 of the RDG states that dormers should have a width and height no more than 50% of the width and height of the roof, a minimum set up and set down of 50cm from the eaves and ridge should be maintained and the dormers should be aligned to the position, size and style of windows on the building. The rear dormer would have a width and height compliant with this guidance. The set down from the ridge, of 25cm, is below the 50cm guidance however owing to the modest overall scale of the dormer, the overall appearance would be comfortable.

6.4 The position of the dormer in relationship to the roof and building is now also acceptable. The dormer would not straddle the original boundary of the roof

and would be comfortable and appropriate to the roof form of the terraces. The roof light in the rear roof slope is also appropriate for the rear roof slope.

- 6.5 One roof light is proposed in the front roof slope. This one roof light is appropriate for the roof and roofscape. The size and position of the rooflight relates well to the first floor front window and is of an appropriate scale and position.
- 6.6 (b) Impact on surrounding properties
Section 8.4 of the RDG states that extensions should not infringe upon the 45 degree lines taken on plan and elevation from the adjacent habitable room windows. The RDG also states that two storey rear extensions to terrace houses are unlikely to be acceptable beyond 3m.
- 6.7 The depth of the two storey rear extension has been reduced from 6m as previously refused to 4.5m. This depth is acceptable in design terms due to the site circumstances and as discussed in section 6.2 of this report. The reduced depth also now has an acceptable relationship with the neighbouring property at No. 153. Specifically, the 4.5m deep extension would not infringe the 45 degree lines on plan or elevation from the nearest habitable room window/glazed door of the neighbouring property at No. 153.
- 6.8 The proposed extension at No. 151 would be nearer to the neighbour at No. 153 than the existing 6m deep extension at No. 149. However, the extension is at a reduced depth and remains set in from the boundary. For this reason it is not considered that this would notably worsen the overshadowing and overbearing impact to No. 153.
- 6.9 The proposed dormer would be aligned to the first floor window and would not create increased overlooking to the neighbouring garden.
- 6.10 As such, the proposed development would not adversely affect the residential amenities of the neighbouring occupiers.
- 6.11 **Conclusion**
The depth of the two storey rear extension would be beyond RDG guidance however as this sits adjoining the large extension of No. 153, this would be appropriate in scale in this instance. The design of the dormer and roof lights for the loft conversion are also appropriate in scale and design for the building and the Conservation Area. The development would therefore be acceptable in accordance with the RDG and would not create harm to the appearance of the building or the Conservation Area.

6.12 The 4.5m depth of the two storey rear extension has an appropriate relationship to No. 153 and would not create undue harm to amenity. The development would not create undue harm to any neighbouring occupiers.

6.13 The amended plans also have removed the second kitchen formally shown in the basement 'play room' and consistently shown the building as one dwelling.

7. Consultation responses received

7.1 Statutory consultees and other organisations

None

7.2 Internal Consultees

Conservation Officer: Verbal advice given and summarised by case officer

Initial objection -

The 2 roof lights in the front roof slope are excessive. In the conservation area, one front roof light would be appropriate on a roof of this size and it should be positioned aligned to the existing windows. The position of the rear dormer is unacceptable. This sits over the roof parapet and would not respect the form of the building/s.

Amended plans received to reduce dormer so this doesn't overlap the boundary of the roof and front roof light amended as per Conservation officer advice.

Re-consultation – amendments have overcome objection.

7.3 Interested parties

Letters were sent to 3 properties in the surrounding area. Responses have been received from 5 properties. The main comments are summarised below, the full letters are available to view online:

Objection comment	Officer comments
The front dormer is out of keeping with the street scene and Conservation Area.	Agreed and this was refused under the previous application. There is no front dormer in this new application.
The rear window in the two storey	This is an acceptable relationship

extension would overlook the garden of the adjacent property	within a residential area and would not create unreasonable overlooking.
The extension depth is more than RDG guidance of 3m	As discussed in the report, this is acceptable in design terms due to the existing outrigger at No149. The 4.5m depth also has an acceptable relationship with the windows of No153 and would not worsen the impact to them. As such, the depth in excess of guidance is not harmful in this instance.
The drawings include a kitchen in the playroom which is questionable.	Noted and agreed. The amended plans have removed the 2 nd kitchen of the playroom.
The party wall act has not been followed, the applicant has carried out works without neighbours' consent and has had threatening behavior.	This is a civil matter and not a material planning consideration.
The works carried out have been outside of reasonable hours.	This is an environmental health matter and should be reported to this team.
Works to the basement require structural assessment	This is not a planning matter. There is an open Building regulations application with the Council.
Other work has occurred to the building.	This is not relevant to the planning application under consideration.

8. Recommendation

That conditional planning permission be **granted** subject to the conditions listed below:

Conditions

1. Time Limit

The development to which this permission relates shall be begun within a period of three years commencing on the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Drawing numbers

The development shall be carried out in accordance with the following drawings, unless otherwise approved in writing by the Local Planning Authority. The following drawings are hereby approved:

Site Location Plan 1:1250

DB393-01 Rev B

DB393-03 Rev J

Reason: For the avoidance of doubt as to what has been permitted and in the interests of proper planning.

3. Materials to match

All the external surfaces of the development shall be finished in materials to match the colour, texture and style of the existing building. In the event of matching materials not being available, details of any alternative materials shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the development shall only be carried out in accordance with any alternative details approved by this Condition.

Reason: In the interests of the visual appearance of the site, pursuant to Policy UD1 of the Watford Local Plan: Core Strategy 2006 - 31.

Informatives:

IN907 Consideration of proposal in a positive and proactive manner

IN910 Building Regulations

IN911 Party Wall Act

IN912 Hours of Construction