

JPPC ref: JS/8980

2<sup>nd</sup> February 2023

Dear Sirs,

**Application for Householder Planning Permission & Listed Building Consent**  
**The Paddock, 11 Bourne End, Hemel Hempstead, Hertfordshire, HP1 2RL**

I write in support of Householder Planning Application Consent at the above address.

This application follows previous planning permission 22/03379/FHA, issued 27<sup>th</sup> January 2023 and application currently under assessment for a certificate of lawful use proposed ref. 24/00114/LDP, due for determination on 14<sup>th</sup> March 2024. The currently submitted Lawful Development Certificate application proposes a single storey rear extension to provide much needed additional floorspace for the current occupants of the property.

This application seeks planning permission for an alternative proposed development for a side and rear extension to expand the ground floorspace to create a larger kitchen and dining area.

The relevant local plan policies are listed, as referenced in the Dacorum Core Strategy 2013 and The Dacorum Local Plan 2011 (saved policies).

Policy NP1 – Supporting development  
Policy CS1 – Distribution of development  
Policy CS4 – The Towns and Larger Villages  
Policy CS5 – Green Belt  
Policy CS11 – Quality of Neighbourhood Design  
Policy CS12 – Quality of Site Design  
Policy CS29 – Sustainable design and construction

The side and rear extension proposed in this application was omitted from the proposal in the 2022 application, ref.22/03379/FHA on the recommendation of the planning officer, who stated that due to the dwelling's situation in the green belt and due to the previous alterations to the dwelling, the extension would amount to a disproportionate addition over and above size of the original building.

In consideration of the rear extension that is the subject of the certificate for lawful development proposed, which would have a total resulting volume of 144m<sup>2</sup>, we emphasise that the extension proposed here would be of a lesser volume addition to the existing property, and less harmful to the green belt, in addition to being more in keeping with the existing design aesthetic of the dwelling. The proposed rear extension the subject of the lawful development certificate represents 'very special circumstances' in the assessment of this application for planning permission. Appropriate weight should be given to the LDC fallback and the greater harm that would be cause to the openness of the green belt through its erection, when assessing the proposal here.

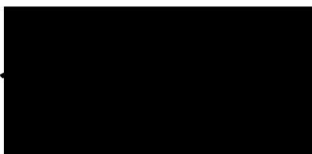
The scale of the proposed extension is subordinate to the main house and is of a sympathetic form and makes use of materials which will be complementary to, and which blends seamlessly with the prevailing pallet of materials used elsewhere in the main dwelling and in the nearby vicinity. The extension will be inconspicuous as viewed in the street scene, infilling a corner between the rear elevation of the original dwelling and the side elevation of the two-storey extension granted planning permission in 1986. The extension proposed here will not harm any nearby neighbouring amenity through over-shadowing, noise, odour, overlooking or dominance to outlook. The development will have no adverse impacts to highway safety.

In accordance with the proposed elevation plans submitted, the proposed alterations to the frontage and fenestration at the principal and north elevations of the dwelling denote the approved works in application ref. 22/03379/FHA, to facilitate the garage conversion approved in early 2023. They are not proposed alterations in this application.

In summary the scope of the works will enhance the design of the dwelling and will have a lesser impact the openness of the green belt compared to the permitted development fallback alternative.

In accordance with the above, we feel the application is fully compliant with adopted policy and should be approved without delay.

Yours sincerely,



Josh Sharp BSc (Hons) MSc  
Planner

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