

Pre application Advice Report

St Albans City and District Pre Application Advice Report	Site address: 38 Briar Road, St Albans, AL4 9TL	Ref No: PRE/2023/0022
Description of your proposal: new dwelling.		
Summary of advice (correct at the time of giving advice):		
<u>Principle of Development</u>		
<ul style="list-style-type: none">• The site is located in St. Albans, which is identified as a Town in Local Plan Policy 2. Policy 4 states that in Towns there is presumption in favour of housing on sites where housing would be consistent with the other policies contained within the Plan.• It is a material consideration that the Council cannot currently demonstrate a 5 year housing land supply. The proposed development would provide 1 additional dwelling as a contribution towards meeting housing need in the District. Paragraph 11 of the NPPF 2021 is therefore engaged.• Given the above, it is considered that the provision of one residential unit is acceptable in principle in land use terms, and would be in accordance with the relevant Local Plan Policies and the aims and objectives of the National Planning Policy Framework in principle, subject to it proving acceptable in relation to other matters.		
<u>Character and Appearance</u>		
<ul style="list-style-type: none">• The pattern of development in the immediate vicinity is varied. It is noted that similar type of development has been carried out at No. 36 Briar Road which is opposite the application site. As such, it is not considered that the proposal would cause a significant negative impact upon the existing pattern of development in the area.• However, the proposed dwelling would be sited extremely close to the front boundary and would not follow the existing building line (No. 44 Ardens Way and onwards). The distance between the front elevation and front boundary should therefore be increased.• The proposed dwelling will be two storeys high with a side single storey double garage. The dwelling will have a pitched roof and will be of traditional appearance.• A flat roof rear dormer window is also proposed. Taking into account that it would be located to the rear, the proposed roof form is not considered to impact the character and appearance of the area.• No street scene has been provided with the submission and it is therefore unclear how the proposed dwelling would sit within the street. A formal application should be supported with an existing and proposed street scene which demonstrates that the ridge and eaves height would be in-keeping with neighbouring dwellings.		
<u>Amenity of Future Occupiers</u>		
<ul style="list-style-type: none">• Policy 70 of the Local Plan requires a 3m defensible space to be provided for future occupiers. This would not be met within the proposal. A habitable room window would be located right next to the footpath and therefore concerns are raised in		

regards to privacy of future occupiers.

- Design Advice Leaflet No. 1 pursuant to Local Plan Policy 70 sets out that private gardens of 40sqm should be provided for the first bedroom of a dwelling, with an additional 20sqm for any additional bedrooms.
- The proposal therefore requires 60sqm of external amenity space. The submitted block plan indicates that 76sqm of amenity space would be provided. As such, the proposal would meet this requirement.
- The application should be supported by a daylight and sunlight assessment to demonstrate that sufficient daylight would be provided to future occupiers.
- The Government's Technical Housing Standards – Nationally Described Space Standards sets out minimum space standards of new dwellings in relation to internal areas. A three bedroom, three storey dwelling should provide between 90-108sqm. The proposal would appear to meet these standards.

Amenity Neighbouring Residents

- Policy 70 requires 13.5m to be provided between the rear elevation and rear boundary of the site. With regards to the existing dwelling, it would appear that only 13m would be provided to the rear boundary. This should be increased or the shortfall should be clearly and convincingly justified. A formal application should also demonstrate that the 25 degree visibility zone would not be breached between the existing and proposed dwellings.
- Upper floor side facing windows are proposed, serving non-habitable rooms. As such, it is not considered that these openings would impact the privacy of No. 38 Briar Road.
- The proposal would only provide a maximum of 3m to the rear boundary with No. 40 Briar Road. This would be significantly below the required distances and therefore concerns are raised in regards to overlooking and privacy of these adjoining occupiers as first and second floor habitable rear facing windows are proposed. The height and layout of the dwelling should therefore be re-considered as the proposal would be considered harmful to residential amenity.
- In regards to No. 44 Ardens Way, given that the main bulk of the dwelling would be sited approx. 8m from their side elevation and as the garage is single storey and would not extend beyond their rear elevation, the proposal is not considered to cause significant negative impact upon their amenity.

Parking Provision and Access

- The applicant was advised that the access to the site should not impede highway safety. The applicant is encouraged to seek pre-application advice from the Highway Authority to determine whether the proposed access arrangement are acceptable.
- The application is for a three bedroom dwelling. Policy 40 requires properties of this size to provide 2 allocated parking spaces. This would be met within the proposal.

<p>Issues you need to be aware of:</p> <ul style="list-style-type: none"> • Principle • Design and Character • Amenity of Future Occupiers • Amenity of Existing Occupiers • Car Parking and Access 	<p>RAG rating</p> <p>GREEN</p> <p>RED</p> <p>AMBER</p> <p>RED</p> <p>AMBER</p>
<p>Review of your proposal:</p> <p>Not likely to obtain permission unless substantial changes are made.</p>	
<p>Planning Policies that are relevant to your proposal:</p> <ul style="list-style-type: none"> • Supplementary Planning Guidance: <ul style="list-style-type: none"> - Design Advice Leaflet No. 1 - Technical Housing Standards – Nationally Described Space Standards - Revised Parking Policies and Standards 2002 • District Local Plan Review 1994 Policies: 2 (Settlement Strategy), 4 (New Housing Development in Towns), 39 (Parking Standards, General Requirements), 40 (Residential Development Parking Standards), 69 (General Design and Layout), 70 (Design and Layout of New Housing), Policy 74 (Trees and Landscaping). • National Planning Policy Framework 2021. 	
<p>Recommendations to improve your proposal:</p> <ul style="list-style-type: none"> • The development as proposed would be considered to create a cramped form of development due to its close siting to the front boundary and lack of separation distance to the rear boundary. • Shortfalls in defensible space and distances to rear boundaries should be increased. • Ensure that the proposal does not breach 25 degree visibility zone and demonstrate that adequate light would be provided for future occupiers. • Seek pre-application advice from the Highway Authority in relation to access. • Details of landscaping including bin store should be provided. 	
<p>Information that will be required to accompany your planning application: – in addition to the mandatory needs and requirements for submission of a planning application via the Planning Portal; the list below identifies the supporting information that is considered to be a local validation requirement for your project. An application will not be validated if it is not accompanied by the required information.</p> <ul style="list-style-type: none"> • Validation Checklist for Full Planning Permission for Non-Major Development - https://www.stalbans.gov.uk/sites/default/files/documents/publications/validation-checklists/Validation%20Checklist%20-%20Full%20planning%20permission%20(minor)_tcm15-68208.pdf 	

Our RAG assessment prioritises issues for you:

Red: issues/policies that could result in a refusal if not addressed fully

Amber: issues/policies which require you to provide further information or clarification

Green: issues/policies that are resolved by your proposal

Important Note

An application for pre-application advice does not confirm that a development will be permitted or that planning permission will be granted. The advice given is officer advice, provided in good faith at this point in time, given the nature of the legislation existing today and based on the facts provided by you in writing in your request and at the pre-application meeting. It is therefore given without prejudice, is not binding in any way on the Council and does not form a judgement of whether any subsequent application will be approved or refused.

If you require formal confirmation that the works or development constitutes a permitted development or does not require planning permission you will need to apply for a lawful development certificate. Further information on lawful development certificates is available on the planning portal at www.planningportal.gov.uk.