

## **DELEGATED REPORT**

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<b>APPLICATION NUMBER</b>	S6/2004/0292/FP
<b>LOCATION</b>	10 Hill Rise, Cuffley
<b>PROPOSAL</b>	Erection of Single Storey Side Extension

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### **THE SITE**

No 10 is a large detached two-storey dwelling located north eastern side of Hill Rise. Tolmers Road. The house has already benefited from a planning approval for the erection of a two-storey front and rear extension, first floor side extension and conservatory, which is currently being constructed.

### **THE PROPOSAL**

The application seeks permission for the erection of a single storey extension with a part mono-pitched and part flat felt roof the rear of the existing garage that is located on the north western boundary of the site adjacent to the neighbouring property, No 12. The proposal is to extend rearwards by a further 3.5m beyond the existing garage to infill the gap between the garage and the existing kitchen so that the resulting single storey structure will be will be 4.3m in total width from the boundary to wall of the existing kitchen wall. The proposal is to provide an enlarged kitchen and an extension to the garage length-wise.

Facing materials are to match the existing dwelling.

### **PLANNING HISTORY**

S6/1988/108	Two storey rear extension Granted 08.04.88
S6/2002/1366	Two storey front and rear extensions; first floor side extension and conservatory Granted 14.04.04

### **SUMMARY OF RELEVANT DEVELOPMENT PLAN POLICIES**

Hertfordshire Structure Plan Review 1991- 2011:  
None relevant

Hertfordshire Structure Plan Alterations 2001- 2016 (Deposit Draft Feb 2003):  
Design and Quality of Development

Welwyn Hatfield Local Plan Alterations no 1 1998:  
Res Criteria 6 (Overlooking and Privacy)  
Res Criteria 22 (Extensions to Dwellings)

Welwyn Hatfield Review Local Plan Deposit Draft, June 2002:  
D1 – Quality of Design  
D2 – Character and Context

## REPRESENTATIONS

Northaw & Cuffley Parish Council has no objections.

A letter has been received from the occupiers of No 12 Hill Rise raising the following points:

- Previous comments regarding overdevelopment of the site were ignored at the time. Property is now dwarfed by a giant concrete block construction so why object to a little further infilling.
- Expresses concern about surface water drainage on the site. A large increase in water flowing through drainage holes in the retaining wall has been noticed. Trust that steps will be taken to rectify this by installing drainage pipes to a soak-away in the rear garden.

## DISCUSSION

The main issues relate to the acceptability of the proposed extension in terms of its impact on the appearance of the existing dwelling and the street scene; and potential impacts on the amenity of neighbouring properties, particularly No 12.

The proposed garage/kitchen extension relates acceptably to the domestic scale and character of the existing dwelling. The architectural style, roof form, windows, detailing and materials proposed are also appropriate. The proposal would have no impact on the street scene and would remain subordinate to the dwelling itself.

The rear extension to the garage is to be located abutting the boundary with No 12, which is a bungalow set at a lower level than the application site. There are two windows at ground floor level and on small second floor dormer window on the south east-facing flank elevation of No 12. It is considered that proposed extension to the garage would not bring about an unacceptable reduction in daylight reaching these windows given the relative orientation of the two properties and the size of the dwelling at No 10 as extended. The single storey structure proposed would have a flat roof at the boundary with No 12 (the mono-pitched roof section being over the extended kitchen area only) and so would not appear unduly dominant nor would it be overbearing.

No windows are proposed flank elevation of the garage facing No 12 and so there is no possibility of overlooking that dwelling. A condition shall be imposed so that further windows can not be inserted into the structure without planning permission to protect the amenity of the occupiers of No 12.

In terms of parking, the proposal is acceptable.

Comments made by the occupiers of No 12 relating to drainage concerns are not planning matters which may be considered in the determination of this application.

## **CONCLUSION**

To conclude, the proposed single storey side extension relates acceptably to the original character of the dwelling and to the street scene, and will not adversely affect the amenity of occupiers of neighbouring properties. Car parking provision is acceptable. The proposal satisfies all relevant policies of the Welwyn Hatfield District Plan Alterations No 1 together with the emerging policies in the Welwyn Hatfield District Plan Review Revised Deposit Version June 2002 and supplementary design guidance.

## **RECOMMENDATION**

That planning application S6/2004/292/FP be approved.

## **CONDITIONS / REASONS FOR REFUSAL**

1. SC01 – Standard time limit
2. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or other openings other than those expressly authorised by this permission shall be constructed in the extension hereby permitted.

Reason: To maintain the privacy of adjacent residential properties. To comply with Res Criteria 6 of the Welwyn Hatfield District Plan Alterations No 1, 1998.

## **SUMMARY OF THE REASONS FOR THE GRANT OF PERMISSION/ CONSENT**

SUM P3

Hertfordshire Structure Plan Alterations 2001- 2016 (Deposit Draft Feb 2003):  
Design and Quality of Development

Welwyn Hatfield Local Plan Alterations no 1 1998:  
Res Criteria 6 (Overlooking and Privacy)  
Res Criteria 22 (Extensions to Dwellings)

Welwyn Hatfield Review Local Plan Deposit Draft, June 2002:  
D1 – Quality of Design  
Supplementary Design Guidance – paragraphs 4.1 & 4.2

## **DRAWING NUMBERS**

HR/10/01 Rev A  
HR/10/02 Rev A  
HR/10/03 Rev A  
HR/10/04 Rev A  
HR/10/05 Rev A