

## **DELEGATED REPORT**

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<b>APPLICATION NUMBER</b>	S6/2004/0987/FP
<b>LOCATION</b>	Timbers, Lysley Place, Shepherds Way, Brookmans Park
<b>PROPOSAL</b>	Erection of part single storey rear extension and part first floor extension.

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### **THE SITE**

Timbers is modern two-storey detached dwelling which forms part of the residential development at the former Queenswood Home Farm on the northern side of Shepherds Way. To the side of the house is a single storey element that comprises part of the kitchen, a store and three garages. The dwelling has a porch to the front that was been created by the enclosure of the original canopy porch allowed by a planning consent in 2000.

The dwelling is one of three replacement dwellings on the site- the development also included two barn conversions. The site is within the Metropolitan Green Belt and in a Landscape Conservation Area. The dwelling has a walled garden to the rear backing onto land at Mymwood House (presently a residential care home). The neighbouring property is The Barn that is situated to the northeast. Permitted Development rights for extensions were removed by condition 6 of the original planning permission to control the overall impact of development on the Green Belt.

Planning permission was refused in August 2003 for the erection of a first floor side extension above the existing garage (ie across the above the entire width of the existing single storey). An appeal was lodged but subsequently dismissed.

### **THE PROPOSAL**

The application seeks permission for the erection of a first floor side extension of dimensions 5.2m in width and 5.2m in depth to provide an additional bedroom with ensuite bathroom and dressing room at first floor level. The first floor extension is to have a pitched roof up to a ridge height of 7.0m (the main ridge is 7.7m) and the front and two dormer windows are to be incorporated into both the front and rear roofslopes. Permission is also sought for a ground floor level single storey extension to the rear, dimensions 5.6m in width and 3.5m in depth. This is to provide a garden room and is to be accessed from the rear of the southernmost garage (leaving 2 garages). This garage is itself to be converted into living accommodation (a tv room). The single storey ground floor rear extension is to have a mono-pitched roof.

Roof tiles and timber boarding to walls are to match the existing dwelling.

### **PLANNING HISTORY**

S6/2003/0895/FP	Erection of first floor side extension above existing garage <i>Refused</i> . Dismissed at Appeal.
S6/2000/0988/FP	Enclosure of existing porch

*Granted*

S6/1999/0723/FP Conversion of main barn and coach house into one dwelling and construction of 3 metre boundary wall (amendment to consent S6/1997/0815/FP)

*Granted*

S6/1997/0815/FP Demolition of 3 No dwelling houses and agricultural buildings, conversion of coach house and barns to 3 No residential units, construction of 3 No dwelling houses and car parking.

*Granted*

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

Planning Policy Guidance Note 2 (PPG2): Green Belts

Hertfordshire Structure Plan Review 1991- 2011:  
Policy 5: Green Belts

Hertfordshire Structure Plan Alterations 2001- 2016 (Deposit Draft Feb 2003):  
Policy 5: Green Belts  
Design and Quality of Development (new policy)

Welwyn Hatfield District Plan Alterations No 1, 1998:  
GB1 – Metropolitan Green Belt  
GB5 – Extensions to dwellings in the Green Belt  
Res Criteria 22 – Extensions to dwellings  
Res Criteria 24 – Dormer Windows

Welwyn Hatfield District Plan Review Deposit Draft, June 2002:  
GBSP1 – Definition of Green Belt  
RA3 – Extensions to dwellings in the Green Belt  
D1 – Quality of Design  
D2 – Character and Context  
Supplementary Design Guidance  
Supplementary Planning Guidance – Parking Standards (Adopted January 2004)

## **REPRESENTATIONS**

### **Neighbouring occupiers:**

The application was advertised by neighbour notification letter. No representations have been received from the occupiers of neighbouring dwellings.

### **Parish Council:**

North Mymms Parish Council were unable to give detailed comment. However, the site is within the Green Belt and is therefore subject to those policies. They note that application s6/2003/895 for a first floor extension over the garage was refused and that an appeal was lodged but are unaware of the Inspector's decision.

## **DISCUSSION**

The main issues relate to the acceptability of the proposed extensions in terms of their impact on the appearance of the existing dwelling, the street scene and impact

on the amenity of neighbouring properties. The other major consideration here is whether these extensions are appropriate within the context of the Metropolitan Green Belt.

PPG2 sets out Government policy on Metropolitan Green Belts. Paragraph 3.1 states that: -

"The general policies controlling development in the countryside apply with equal force in the Green Belt but there is, in addition, a general presumption against inappropriate development within them. Such development should not be approved, except in very special circumstances"

Paragraph 3.6 also states: -

"Provided that it does not result in disproportionate additions over and above the size of the original building, the extension or alteration of dwellings is not inappropriate in Green Belts."

Policy GB5 of the Welwyn Hatfield District Plan 1998 sets out the Council's policy with regard to extensions to dwellings in the Green Belt, and this policy is consistent with the advice contained within PPG 2.

The policy advises that extensions to dwellings located within the Green Belt will only be considered as 'appropriate' development when they do not individually or when considered with existing or approved extensions to the original dwelling have an adverse and disproportionate impact in terms of prominence, size, bulk and design on the character, appearance, pattern of development and visual amenity of the surrounding countryside.

Paragraph 3.6 of PPG2 emphasizes that it is the original building, which is important in assessing whether any proposal is disproportionate.

The dwelling has not previously been extended but planning permission was granted for the enclosure of a canopy porch to the front of the dwelling in 2000. Timbers was constructed as a moderately large detached house of a total floorspace (ie on ground and first floor level) of approximately 229 sq m. The additional floorspace provided by the enclosure of the front porch would bring total floorspace to 232 sq m.

The proposed first floor extension together with the rear single storey extension proposed would result in additional level of floorspace of 46.64 sq m, and when considered alongside the aforementioned porch enclosure would result in a proportionate increase in floorspace of **21.86%**. This does not represent a disproportionate addition in terms of floorspace.

The previous refused application was for a first floor extension across the whole width of the garages and to the full height of the main roof. This revised application is seeking permission for a first floor extension that is half as wide as previously proposed and is to have a ridge height 0.8m below that of the main ridge (previously the extension was proposed at the same ridge height). This represents a significant reduction in bulk and massing in comparison to that previously refused. The single storey structure with the 2 remaining garages width will allow a significant separation will remain at first floor level between Timbers and the adjacent property, The Barn.

The single storey rear extension is considered modest and would not impact detrimentally on the openness of this part of the Metropolitan Green Belt. Modest extensions at ground floor level have been granted on neighbouring dwellings that are part of the same development, namely Stocks (No 4), Grey Gables and The Well House.

Turning to aspects of design, the proposed extensions relate acceptably to the domestic scale and character of the existing dwelling. The architectural style, roof form, windows, detailing and materials are also appropriate to the original dwelling. Indeed the reduction in the height and width of the proposed first floor element represents an attractive design feature in that its height and profile of will provide a welcome transition between the bulk of the main house and the garage block at ground floor level. The proposed first floor extension would not impact detrimentally on the street scene and would remain subordinate to the original dwelling.

The proposed dormer windows are modest in size and are subordinate to the overall roof form. Although dormers to the front of dwellings are not generally encouraged, in this instance they in keeping with the appearance of the existing dwelling, help reduce the bulk and height of the proposed first floor element and are considered acceptable.

It is considered that the size, height and location of the proposed first floor extension would not have an overbearing impact on the occupiers of the adjacent property (The Barn). Furthermore, proposed single storey extension will not bring about a loss of daylight or sunlight to habitable rooms of this dwelling.

The adopted parking standards (supplementary planning guidance) specify that the maximum parking requirement for a 4 or more bedroom house in this location is 3 spaces. There is ample space within the curtilage of the dwelling for one car parking space and two single garages are to be retained.

## **CONCLUSION**

To conclude, the proposed first floor side and single storey rear extensions relate acceptably to the character of the original dwelling and to the street scene, and will not adversely affect the amenity of occupiers of neighbouring properties. Car parking provision is acceptable. The extensions represent an increase of 21.86% in total floor area over and above the size of the original dwelling. The first floor extension is sufficiently reduced in size and height from that previously proposed that it is considered acceptable and will not have an adverse and disproportionate impact in terms of prominence, size, bulk and design on the character, appearance, pattern of development and visual amenity of the surrounding countryside.

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 S6/2004/0987/FP be approved.

## CONDITIONS

1. SC01 – Standard time limit
2. The external surfaces of the development hereby permitted shall be constructed only of materials, the type and colour of which match exactly those of the existing building.

Reason: To ensure that the finished appearance of the development is satisfactory. To comply with Res Criteria 22 of the Welwyn Hatfield District Plan Alterations No1 1998.

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

1. SUM P3
2. The extensions represent a modest an increase in total floorspace over and above the size of the original dwelling and are considered acceptable in that they will not have an adverse and disproportionate impact in terms of prominence, size, bulk and design on the character, appearance, pattern of development and visual amenity of the surrounding countryside.

## DRAWING NUMBERS

6450/P/003 A

6450/P/004 A

Signature of report writer.....

Date.....