

DELEGATED REPORT

APPLICATION NUMBER	S6/2005/1056/FP
LOCATION	11 Theobalds Road, Cuffley
PROPOSAL	Single storey side extension

THE SITE

No 11 is a detached bungalow with a pitched concrete-tiled roof located on the eastern side of Theobalds Road. The property is set back from the front boundary, which has a low wall. A single brick garage with a hipped roof is located to the rear of the dwelling. The house has been extended to the rear in the past.

THE PROPOSAL

The application seeks permission for erection of single storey extension to the south side of the existing dwelling of dimensions 3m in width and 7.2m in depth with a flat roof. The height to the roof is 2.6m. The drawings show that there will be a small storm porch at the front of the extension. It will overhang by 400mm. The height from floor to the ridge of the storm porch will be 3.1m. It is also proposed to include two rooflights in the flat roof.

This extension will be 300mm from the boundary line between the subject site and No.13

Facing materials are to match the existing dwelling (pebble dashed rendering).

PLANNING HISTORY

S6/2001/1371/FP – Erection of rear extension, ridge extension to rear of roof, installation of two side dormers and extension and conversion of garage to form single storey residential room (revision to planning application S6/2001/0821/FP) – Granted – 3 December 2001

S6/2001/0821/FP - Erection of rear extension, ridge extension to rear of roof, installation of two side dormers and extension and conversion of garage to form single storey residential room – Refused – 8 October 2001

SUMMARY OF RELEVANT DEVELOPMENT PLAN POLICIES

Hertfordshire Structure Plan Review 1991- 2011:

NONE

Welwyn Hatfield Local Plan, April 2005

**D1 QUALITY OF DESIGN
D2 CHARACTER AND CONTEXT
SUPPLEMENTARY DESIGN GUIDANCE
REPRESENTATIONS**

Neighbouring Occupiers:

Owners/occupiers of neighbouring properties were notified of the application by letter on 23 August 2005. They were re-notified on the 11th October 2005, the purpose being to inform them of a change of description. No objections have been received. But Northaw and Cuffley Parish Council have commented:

Parish Council:

That in view of the proximity to the adjacent bungalow they have reservations but will leave it to the expertise of the officers.

DISCUSSION

The main issues relate to the acceptability of the side extension in terms of the impact on the appearance of the dwelling, the street scene and any impacts on the amenity of neighbouring properties.

The existing property is a modest sized bungalow with accommodation currently at both ground and first floor level. In terms of design, the proposed extension would not impact detrimentally on the appearance of the dwelling or on the street scene, as the property is set back some 9m from the street. However, the extension is to project 3.0m out from the south flank wall and will be approximately 300mm close to the boundary with No 13 and this is considered unacceptable.

The extension would be over-deep with a significant width, given the narrow location, and the resultant wall to be built close to the common boundary with No 13 would have an overbearing and visually dominating impact on the occupiers of this property. The proposed extension would also significantly reduce the levels of daylight and sunlight reaching the two ground floor windows on the neighbouring dwelling due to the depth, width and height of the proposed extension and the orientation of the properties (i.e. No 13 is to the south of the applicant site). Moreover, the two windows in the side wall of the neighbouring property are both designed to allow light into the main bedrooms. This is contrary to policies D1 and D2 and Supplementary Design Guidance of the Adopted District Plan, 2005

CONCLUSION

The proposal would adversely affect the amenity of the occupiers of the adjoining property (No 13 Theobalds Road) by reason of overdevelopment and loss of the neighbour's amenities in this location. This development would have an overbearing impact on neighbouring occupiers and also would result in a significant loss of light to habitable rooms of this property. This is contrary to the policies of the Adopted District Plan listed above.

RECOMMENDATION

That planning application S6/2005/1056/FP be **REFUSED**.

REASONS FOR REFUSAL

1. The proposal would adversely affect the amenity of the occupiers of the adjoining property (No. 13 Theobalds Road) by reason of overdevelopment on this site. This development would have an overbearing impact on neighbouring occupiers and also would result in a significant loss of light to habitable rooms of this property. This is contrary to the policies D1, D2 and the Supplementary Design Guidance of the Welwyn Hatfield District Plan, 2005

DRAWING NUMBERS

Site Plan – Unnumbered

Elevations – 1

Drawings dated and stamped on the 23 August 2005