

WELWYN HATFIELD COUNCIL
PLANNING CONTROL BOARD – 25TH OCTOBER 2001
REPORT OF THE CHIEF PLANNING OFFICER

PCB 25.10.01
PART 1
ITEM NO
FOR DECISION
CPO

S6/2001/1171/FP
INSTALLATION OF PITCHED ROOF DORMER WINDOW ABOVE SITTING ROOM,
NEW CHIMNEY STACK AND INSTALLATION OF REAR VELUXE ROOF LIGHT
(AMENDMENT TO PLANNING APPLICATIONS S6/2001/707/FP AND
S6/2000/1285/FP)

FORMER POLICE HOUSE, SCHOOL LANE, ESSENDON, HATFIELD

APPLICANT: MR. R. CURSON

(Hatfield East)

1.0 INTRODUCTION

- 1.1 The application site is located on the southern side of School Lane and the property was originally a detached brick built property of a standard modern design with a detached single garage. This property was formerly occupied as a Police House and the site is wholly within the Metropolitan Green Belt, the Essendon Conservation Area and an Area of Archaeological Significance.
- 1.2 The property has recently undergone extensions permitted under two previous applications (ref: S6/2001/707/FP & S6/2000/1285/FP). This scheme is a second amendment to the development, full details of which shall be outlined below.

2.0 THE PROPOSAL

- 2.1 This application proposes to convert an area of roofspace above a single storey front extension into habitable accommodation with a side pitched roof dormer. In addition the amendments include the erection of a new chimney stack to the west (side) elevation of the dwelling and the insertion of a veluxe window to the rear.

3.0 PLANNING HISTORY

- 3.1 As previously stated this application represents a second amendment to the originally approved scheme which was permitted under S6/2000/1285/FP. The original application gave permission for a part single storey, part two storey front and rear extension, a first floor side extension and a single storey side extension.
- 3.1 Further to this a revised application was approved under S6/2001/707/FP. Under this application the main amendment to the approved scheme was the conversion of the single storey front extension (garage) into habitable accommodation and the erection of a single detached garage within the grounds of the dwelling. The size and design of the single storey front extension (garage as permitted) was not altered, although a window was proposed to the flank elevation where the garage door was originally to be.

4.0 PLANNING POLICIES

- 4.1 The standards, policies and criteria contained within the adopted Welwyn Hatfield District Plan Alterations No1, 1998.

MAIN RELEVANT POLICIES AND CRITERIA

GB5	Extensions to dwellings within the Metropolitan Green Belt
BEV10	Development in Conservation Areas
Res Criteria 22	Extensions to dwellings

5.0 REPRESENTATIONS RECEIVED

- 5.1 Essendon Parish Council objects to the scheme on the grounds that the dwelling will now appear too large in relation to the size of the plot. In addition the Parish Council considers that since a detached garage has been approved within the site there is no longer any need for a front extension to the dwelling.
- 5.2 **BEAMS** consider that the proposals are acceptable.
- 5.3 Two letters of objection has been received from adjoining occupiers. The first raises concerns at the proposed chimney stack and any loss of light or outlook that this may cause. The second letter refers to the retention of a silver birch tree to the front of the site, which is considered to provide some screening to the development.

6.0 DISCUSSION OF PROPOSALS

- 6.1 Since the dwelling is located within the Metropolitan Green Belt the proposal should not result in a disproportionate addition over and above the size of the original dwelling. Policy GB5 (extensions to dwellings in the Green Belt) advises that any previous extensions to the dwelling should also be taken into account and the cumulative impact of the extensions should then be assessed.
- 6.2 The original dwelling on the site had not been previously extended and the recently permitted extensions to the dwelling have resulted in a cumulative increase in floorspace of 67.41m² or an increase of 50%. The proposed scheme would not alter the external size/bulk of the permitted extensions, but would result in the creation of additional floorspace through the conversion of the internal roof area above the ground floor front extension (7.3m²). This would take the cumulative increase in volume to 55% over the original floorspace within the site, which is not considered to be unreasonable in terms of Policy GB5. This amendment together with the new chimney stack and rear velux window is not therefore considered to have any further detrimental impact upon the openness of the Green Belt.
- 6.3 The conversion of the roof area above the ground floor front extension does include a small pitched roof side dormer. This dormer will face east towards the side elevation of the adjoining property 'Essendon Lodge', although since this room is to be used as a bathroom, the window can be obscure glazed (thereby removing any potential detrimental impacts upon the amenities of the adjoining dwelling). Whilst no other windows are to be provided to this roofspace it is considered that a condition restricting any further fenestration should be added to any grant of consent to ensure that no future loss of amenity to the adjoining properties could occur.

6.4 These amendments to the approved scheme are of a design that is in keeping with the character of the Conservation Area and it is not considered that the proposed alterations would have any detrimental impacts upon the character or appearance of the Conservation Area.

6.5 With regard to the said Birch tree that is located to the front of the site this is a mature tree that does provide some screening to the front elevation of the dwelling. However, it is not considered that this tree is to be affected by the proposed development, and due to its appearance and growth pattern it is unlikely to be of a standard that would warrant a tree preservation order. Nonetheless the said tree is afforded a certain level of protection since it is located within a Conservation Area where it is normal procedure to give six weeks notice of any works to the Local Planning Authority.

7.0 CONCLUSION

7.1 In the light of the policies contained in the adopted District Plan I am satisfied that the proposal complies with GB5, BEV10 and Res Criteria 22 and I therefore recommend that planning permission be granted subject to the conditions detailed below.

8.0 RECOMMENDATION

8.1 I therefore recommend that planning application S6/2001/1171/FP be approved subject to the following conditions;

1. SC1 Time limits – full permission
2. The window to the pitched roof side dormer shall be glazed with obscure glass, and shall be fixed so as to be incapable of being opened below a height of 1.8m above floor level and shall be retained in that form thereafter.

Reason To prevent any overlooking or loss of privacy to adjoining properties.

3. No additional windows shall be installed to the first floor en-suite bathroom that is situated in the roof void above the ground floor sitting room without the prior approval in writing of the Local Planning Authority.

Reason To prevent any overlooking or loss of privacy to adjoining properties.

BACKGROUND PAPERS

Planning application S6/2001/1171/FP, S6/2001/707/FP & S6/2000/1285/FP