

OFFICERS REPORT

APPLICATION No. N6/2003/1710/FP

DESCRIPTION: Single storey and two storey rear extension and single storey side extension

LOCATION: 16 Fordwich Road, Welwyn Garden City

• THE SITE

The application property is a two-storey red brick semi-detached property with a plain tile roof in the Welwyn Garden City Conservation Area. The front wall of the dwelling is setback approximately 8 metres from the frontage of the site. The site has a width of approximately 11 metres and a depth of approximately 48 metres.

The application property is prominent in the streetscene as the adjoining property on the northern flank has a greater setback allowing strong view corridors at the first floor level through to the rear of the dwelling.

• THE PROPOSAL

The applicant is proposing to erect a two storey rear extension for the purposes of accommodating a ground floor kitchen and first floor bedroom and a single storey side extension for the purposes of accommodating a family room on the back of the existing garage and laundry.

• REPRESENTATIONS

BEAMS have indicated that the proposal is unacceptable.

HISTORY

N6/1994/0863/FP – Granted erection of single storey side extension, new side porch and alterations to existing store.

- **POLICIES**

Adopted Local Plan

BEV5 Welwyn Garden City
BEV10 Development in Conservation Areas
CRITERIA - RES 22 Extensions to dwellings

District Plan Review

D1 – Quality of Design
D2 – Character & Context
Supplementary Design Guidance
R20 – Development in Conservation Areas

Hertfordshire Structure Plan

Nil

- **DISCUSSION**

The application was advertised by neighbour notification and Site Notice.

There are two main questions in this case. Firstly, whether the proposal would harm the character of the Conservation Area and secondly whether the proposal would harm the amenity of the occupiers of neighbouring residential properties.

In relation to the first point, the proposed extensions are located to the rear of the property with the ground floor design, in my opinion, reflects the character of the parent property insofar as it proposes the use of matching materials and details such as the use of flat roofs with parapet walls.

At first floor the proposed flush flank wall/roof detail with the existing dwelling would in my opinion result in the loss of integrity of the original hip detail and in addition the distinction between the new and existing flank walls. My biggest concern with the proposal in its current form is the appearance of the proposed first floor element in the streetscene. I am of the view that the proposal would appear excessively large on its site eroding the space and view in and around dwellings to an unacceptable level. In my view the proposal is clearly unsympathetic to the character of the conservation area and contrary to BEV 5 & BEV 10.

In regards to amenity considerations, I consider that the proposal would not unduly harm the adjoining properties with respect to sunlight amenity, dominance or overlooking.

• CONCLUSION

In conclusion I consider that the proposal fails to comply with the requirements of Policy BEV5, BEV 10 and Criteria Res 22 of the Welwyn Hatfield District Plan Alterations No.1 1998 and D1, D2 and R20 of the Welwyn Hatfield District Plan Review Revised Deposit Version June 2002 and the supplementary design guidance thereto. I believe that the proposal cannot be accommodated without harming the established character of the Conservation Area I therefore recommend that the planning application N6/2003/1710/FP is **refused** for the following reasons:

1. By virtue of the extensive increase of the built mass to the side elevations that result in the closing down of first floor space and the resulting obstruction of the views in and around the properties when viewed from the streetscene, the proposal would be an incongruous extension to the parent property. The extension would therefore harm the character and appearance of this carefully planned layout in the Welwyn Garden City conservation area. The proposal would thereby be contrary to the aims of Policies BEV5, BEV10 & Res Criteria 22 of the Welwyn Hatfield District Plan Alterations No.1 1998 and D1, D2 and R20 of the Welwyn Hatfield District Plan Review Revised Deposit Version June 2002 and the supplementary design guidance thereto.
2. The proposal would represent an incongruous addition to the original dwelling house at first floor level as it would fail to respect the architecture of the original dwelling house due to the lack of provision for recesses between the existing dwelling and proposed wall of the extension. This would result in the loss of integrity of the flank wall of the original dwelling when viewed in the streetscene and so would harm the visual amenity of the streetscene and that of the character of the Conservation Area. The proposal would thereby be contrary to the aims of Policies BEV5, BEV10 & Res Criteria 22 of the Welwyn Hatfield District Plan Alterations No.1 1998 and D1, D2 and R20 of the Welwyn Hatfield District Plan Review

Revised Deposit Version June 2002 and the supplementary design guidance thereto.

REFUSED DRAWING NUMBERS

Proposed Drawing Nos: 01 received 10 December 2003

Matters specific to Estate Management Application w/2003/1712/EM

That application W/2003/1712/EM be refused for the following reason:

1. By virtue of the extensive increase of the built mass to the side elevations that result in the closing down of first floor space and the resulting obstruction of the views in and around the properties the proposal would be a disproportionate and incongruous extension to the parent property. The extension would therefore harm the character and appearance of this carefully planned layout in the Welwyn Garden City conservation area.
2. The proposal would represent an incongruous addition to the original dwelling house at first floor level as it would fail to respect the architecture of the original dwelling house due to the lack of provision for recesses between the existing dwelling and proposed wall of the extension. This would result in the loss of integrity of the flank wall of the original dwelling when viewed in the streetscene and so would harm the visual amenity of the streetscene and that of the character of the Conservation Area.
3. The proposed first floor flank window is considered to be an unsympathetic and incongruous addition to the northern side elevation and would further erode the design principles that establish this part of the Welwyn Garden City conservation area.