

WELWYN HATFIELD COUNCIL
PLANNING CONTROL COMMITTEE – 9 JUNE 2005
REPORT OF THE CHIEF PLANNING AND ENVIRONMENTAL HEALTH OFFICER

S6/2005/355/FP

8 HILL RISE CUFFLEY- EXTENSION AND ALTERATIONS TO PROVIDE GROUND AND FOIRST FLOOR ACCOMODATION AND NEW SECOND FLOOR ROOF SPACE ACCOMODATION

APPLICANT: Mr M Durant

(Northaw)

1 Site Description

- 1.1 The application site is located on the north east side of Hill Rise Cuffley and currently consists of an detached chalet bungalow. The dwelling is centrally located on a rectangular block of approximately 59m x 16m, approximately 85 meters from the junction with Plough Hill.
- 1.2 Hill Rise is characterized by large tiled roof detached two story dwellings, with wide frontages, and a relatively uniform setback. The street slopes downwards away from Plough Hill, with mostly large two story dwellings stepping down the hill.
- 1.3 The existing dwelling on the subject site currently exhibits a somewhat confused style as the result of several additions that have removed a coherent frontage. Of note this dwelling is set back about 10m further on the plot than that of the adjoining properties. The subject site dwelling is set back approximately 23 m as opposed to the street average of approximately 14m.
- 1.4 The site is not a listed building or located in a conservation area.

2 The Proposal

- 2.1 This application proposes to construct a two story extension at the front of the dwelling on the north western side. The works will bring forward the building envelope by 8m and will comprise of a lounge room on the ground floor and a bedroom on the first floor.
- 2.2 The first floor of the remainder of the existing dwelling is to be extensively altered and enlarged, with the provision of 4 bedrooms, a bathroom, two ensuites and built in cupboards. Obscure glazing is to be provided on the flank wall windows. A new loft comprising of a fifth bedroom ensuite and cupboard are proposed to be constructed under the roofline. A dormer window facing the rear is provided for natural light.
- 2.3 To achieve these changes the dwelling will assume a more box-shaped outline, with a tiled hip roof. A full first floor will be implemented (instead of the present

chalet style with rooms in the roofspace) and then a further second floor room will be provided within the new roofspace.

3 Planning History

- 3.1 S6/1978/692 was granted for a single story side extension.
- 3.2 S6/1984/759 was granted for ground and first floor extensions. This permission resulted in the current form of the dwelling.
- 3.3 S6/2002/88 was granted for erection of a single storey rear extension; raising of existing roof with alterations to front and rear dormer windows. Inspection revealed this approval was not acted upon.

4 Planning Policy

Hertfordshire Structure Plan Review 1991 - 2011

None

Hertfordshire Structure Plan Alterations 2001 (Deposit Draft February 2003).

None

Welwyn Hatfield District Plan 2005.

Policy D1 Quality of Design.

Policy D2 Character and Context.

Supplementary Planning Guidance

4 Residential Extensions

4.7 Overlooking and Privacy

Parking Standards

Appendix A

5 Representations Received

- 5.1 The application was advertised by mail to neighbouring properties at 3, 6, 10 Hill Rise. No Letters of objection were received from neighbouring properties.
- 5.2 Northaw & Cuffley Residents Association commented that the proposal was of excessive height and is out of character with adjoining properties.
- 5.3 Northaw & Cuffley Parish council objected to this proposal on the basis about the concerns how increase in height affects the streetscape.

6 Discussion

- 6.1 The current form and siting of the building, is the odd one out in the streetscape. The current building has been the cumulative result of a number of previous extensions, and this presents a somewhat confused mixture of styles. The current dwelling is significantly smaller than its immediate two story neighbours, thus allowing for greater scope for extension than would otherwise be the case.
- 6.2 The unusually large setback from the street has also created a situation whereby the construction of a new front wing will be less problematic than would otherwise

be the case. The new front wing, will bring forward the frontage so that it is much closer to the average setback along the street.

- 6.3 Height of the proposed extension will be comparable to that of its immediate neighbours when allowing for the effect of the sloping land in the street. Indeed these proposals give this property the same characteristics as currently exist for the neighbouring properties.
- 6.4 Policy D2 of the Welwyn Hatfield District Plan 2005 requires that new development respects the character and context of its location. The proposed design it is considered, is consistent with the outlines of other properties in Hill Rise. The extension will also serve to create a more coherent design than exists currently. On this basis it is compliant with policy D2. Whilst the amount of open space around the buildings is reduced, it is not considered that occurs to a harmful degree.
- 6.5 The new works will not alter the amount of space at the rear of the dwelling, as no extension works are to be undertaken beyond the existing back of the property. The main substance of the new works will be at the front of the building. Whilst the footprint will be increased, a satisfactory level of space will remain at the front as the new setback will still be greater than surrounding properties.
- 6.6 The main bulk of the proposed extension will be at the front on the north western side of the site. Whilst the property to the north, 10 Hill Rise, is located in close proximity it is not considered that there will be any dominating impact as the new wing faces the blind wall of Number 10. To the rear, where no 10 is currently adjacent to the chalet style of the existing, this will clearly change. A new first floor and conventional roofscape will be implemented. Given the generally spacious nature of the plots and building separations here this is not considered to constitute an unreasonable impact. Indeed, if the existing dwelling at no 8 further forward (as the others are on the road) the impact would be considered to be greater. Windows at the first floor on this side of the new building would be obscure glazed.
- 6.7 In addition, a previous planning approval has been taken into account in reaching this decision. Permission S6/2002/88 allowed a rear extension at the subject site that has not been constructed. It involved a two storey element with a fully gabled roof adjacent to no 10. Whilst the new proposal is higher overall than that approved by the 2002 approval it has a hipped roof which is considered to offset this impact. The question of the issue of sunlight reaching no 10 has also been considered. Whilst again there will be an impact in this respect, the relationship of the plots will be such that the development has little impact on light received within the dwelling at no 10 and the size of the plots again acts against any harmful impact with regard to sunlight in the plot overall.
- 6.8 On the other side, the third bedroom is located adjacent to no 6 Hill Rise. This is unlikely to cause a loss of light as it is located to the north of that property. The location, downhill from no 6, reduces any dominating impact to an acceptable minimum.
- 6.9 Planning permission S6/2004/437/FP permitted two detached dwellings at the rear of 6 Hill Rise. Full construction of these dwellings is yet to take place. A review of the plans approve indicated that the new dwellings not be harmfully impacted upon by the extensions at Number 8 as the new dwellings are located more than 20m away.

- 6.10 The materials proposed are specified to match the existing dwelling and are thus acceptable from a design point of view.
- 6.11 There are no issues in relation to the setback from the site boundaries as the new works will be set back 1.2m the boundaries, and thus comply with councils standards. Open space on site is affected at the front of the building, through the creation of the new wing. Space at the rear is unaffected.
- 6.12 All first floor flank wall windows are to be frosted, except for the east facing window in bedroom one. This window will look across the front garden area towards 6 Hill Rise, which is approximately 9 meters away. The potentially affected side windows of 6 Hill Rise are those on the ground floor, which are small head-height windows. On this basis, and considering the distance involved the proposal is acceptable in terms of overlooking and privacy.
- 6.13 One dormer window is to be provided on the rear elevation, to provide light to the new loft bedroom. This window is satisfactorily setback from the flank walls and is subservient to the roof line. It is thus acceptable.

7 Conclusion

- 7.1 The proposed works, whilst of a major nature, are acceptable by virtue of the unusual site circumstances, whereby a smaller dwelling (compared to its neighbours) is setback a larger distance from the street than the average building line. This has created a situation where a greater scope exists to extend the building, whilst remaining compliant with council design policies, D2 (Character and Context) and the Supplementary Design Guidance..

8 Recommendation

The application is to be granted subject to the following conditions:

1. The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.

REASON To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. Before construction begins on site, full details or samples of the materials to be used in the external construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

REASON To ensure that the external appearance of the development is not detrimental to the character of the locality.

3. All first floor side elevation windows shall be glazed with obscure glass and thereafter retained with that form of glazing.

REASON To maintain privacy of the adjacent residential properties, and to comply with policy D1 of the Welwyn Hatfield District Plan 2005.

4. No additional side windows shall be installed in the first floor side elevations of the development hereby permitted without the prior approval in writing of the Local Planning Authority.

REASON To maintain privacy of the adjacent residential properties, and to comply with policy D1 of the Welwyn Hatfield District Plan 2005.

REASONS FOR RECOMMENDATION

It is considered that the proposed development does not have an unacceptably harmful impact on residential amenity or the character of the area in which it is located as

- the development proposed is in keeping with the streetscape in terms of scale and design, does not result in unacceptable overlooking or loss of privacy and does not have any unacceptably dominating impact with regard to neighbouring uses.

Chris Conway, Chief Planning and Environmental Health Officer
Date 25 May 2005

