

WELWYN HATFIELD COUNCIL  
PLANNING CONTROL COMMITTEE – 8 JUNE 2006  
REPORT OF THE CHIEF PLANNING AND ENVIRONMENTAL HEALTH OFFICER

S6/2006/0401/FP

ERECTION OF GROUND FLOOR REAR AND SIDE EXTENSION FOLLOWING  
DEMOLITION OF EXISTING CONSERVATORY

5 KINGSMEAD, CUFFLEY, POTTERS BAR

APPLICANT: MR AND MRS LAI FAFOWORA

(Northaw and Cuffley)

**1 Site Description**

- 1.1 The application site is located on the northern side of Kingsmead and comprises a semi-detached bungalow with accommodation within the roof. The property is constructed of bricks with red tiles and a half hip roof with gabled design to the front and is situated on a long rectangular shaped plot. The surrounding area is characterised by detached and semi-detached dwellings of varying design with regular spacing between the properties.
- 1.2 The property is set back approximately 18m from the highway within a curtilage of 10m by 67m and is situated on a well vegetated plot with close boarded timber fence of approximately 1.6 metres marking the common boundary in all directions and some further screening is also provided to the west from a Leylandi with a maximum height of approximately 4-5 metres.
- 1.3 The site falls within the specified settlement of Cuffley in a residential area excluded from the Metropolitan Green Belt.

**2 The Proposal**

- 2.1 This application seeks permission for erection of a ground floor rear and side extension following the demolition of an existing rear conservatory.
- 2.2 The proposed extension is to provide for a kitchen extension and an additional bedroom and would have dimensions of 9.1 metres in width by a maximum depth of 4.8 metres to give a total floorspace of 36.5 sq m. The extension would have a hipped roof design and a maximum height of 4.2 metres with three additional windows, patio doors and a further door in the rear elevation of the dwelling. The patio doors would lead onto a raised patio area in the rear garden.
- 2.3 The existing rear conservatory with dimensions of 5.7 metres in width by 2.3 metres in depth would be demolished as part of the project.

### **3 Planning History**

- 3.1 S6/1987/0399/FP – Loft conversion incorporating new dormer windows – granted and implemented.
- 3.2 S6/1992/0477/FP – Demolition of existing conservatory and erection of single storey rear extension and rear conservatory – granted – not implemented.
- 3.3 S6/2002/1104/FP – Erection of single storey side and rear extension – granted – not implemented.

### **4 Planning Policy**

- 4.1 Hertfordshire Structure Plan Review 1991- 2011:  
No relevant policies
- 4.2 Welwyn Hatfield District Plan 2005:  
Policy D1 – Quality of Design  
Policy D2 – Character and Context
- 4.3 Supplementary Design Guidance (Statement of Council Policy)
- 4.4 Parking Standards (Adopted January 2004)

### **5 Representations Received**

- 5.1 The application has been publicised by way of neighbour notification letters sent on 4 April 2006 to Nos 3 and 7 Kingsmead and No 54 Plough Hill. No third party representations have been received.
- 5.1 **Northaw and Cuffley Parish Council** - Object and commented that it appears to be over dominant and creates a loss of privacy to its neighbours.

### **6 Discussion**

- 6.1 The main issues to be considered are whether the proposed extension would have an adverse impact on the character and appearance of the dwelling and amenities of adjoining residents and surrounding area and consequently whether the proposal complies with the relevant policies of the Welwyn Hatfield District Plan 2005.
- 6.2 Northaw and Cuffley Parish Council have objected to the application and considered the extension to be over dominant and create a loss of privacy to its neighbours. These issues are discussed in detail below.
- 6.3 Kingsmead consists of a number of detached and semi-detached bungalows all of which are of varying design and character. There is regular spacing between the properties and a number of the bungalows have loft conversions. Planning permission was granted under S6/2002/1104/FP for a single storey side and rear extension to this property on 2 September 2002, although this permission has not as yet been implemented. The current application differs from the that approved under S6/2002/1104/FP in that the rear extension now proposed is to project 3.8m rearwards from the existing dwelling close to the common boundary with the adjoining property

No 3 Kingsmead, whereas the rear element of the scheme approved in 2002 projects to a depth of 3.0m closest to the boundary with this property.

6.4 The extension has been designed to compliment and reflect the existing dwelling with a hipped roof design and would also be subordinate in scale to the parent property. Materials proposed are to match those of the existing dwelling. The design and siting of the extension would not result in the space around the dwelling reducing to such that it would appear cramped on site when viewed from the neighbouring properties or the street scene as there is significant space to the sides and a rear garden depth of approximately 35 metres. The extension would be set back 1 metre from the common boundary with 7 Kingsmead, which would maintain an acceptable separation distance between the plots. The dwelling is also set back approximately 10 metres from the highway and sits comfortably on its plot of 10m by 67m. Furthermore, it is considered that this addition to the property would not add significant bulk to the property, as the extension at ground floor level would be partly constructed within the footprint of an existing rear conservatory, which is to be demolished as part of the project. Consequently, the extension complies with Policies D1 and D2 and with associated requirements of the Supplementary Design Guidance.

6.5 It is considered that the extension proposed would not result in any detrimental impact on the amenities of occupiers of the adjoining property (No 3 Kingsmead) either in terms of loss of sunlight/daylight or overbearing impact, because of the single storey height of the proposal, the relative orientations of the properties (rear elevations face to the north west) and also on account of the conservatory erected to the rear of No 3. This conservatory has a depth of approximately 3 metres on the common boundary and it is considered that the proposal, which has a rear depth of approximately 1 metre greater than this extension at No 3 would not have an overbearing impact nor cause significant loss of light to the occupants of this dwelling. In addition, there is a substantial separation distance from location of the proposed extension and the adjacent property to the north east (No 7 Kingsmead) because the application property is set back some 10 metres further from the highway. No windows are to be placed in either side elevation.

6.3 The proposal does not bring about a requirement for additional parking.

## **7 Conclusion**

7.1 The design of the proposed single storey rear and side extension is considered to relate acceptably to the scale and character of the existing dwelling and will remain subordinate to the dwelling. Because of the height and siting of the proposal and its distance from neighbouring residential properties, the proposal is considered to have no detrimental impact on the amenity of occupiers of these dwellings. The proposal complies with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance (Statement of Council Policy).

## **8 Recommendation**

8.1 I recommend that consent be granted in respect of application reference S6/2006/0401/FP subject to the following conditions:

1. SC01 – Time limit
2. SC42 – Materials to match the existing building

Chris Conway, Chief Planning and Environmental Health Officer



