

**WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL**  
**DELEGATED REPORT**

<b>APPLICATION No:</b>	<b><u>S6/2007/0141/FP</u></b>
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**NOTATION:**

The site is located within the Metropolitan Green Belt as designated by the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

The application site is located on the western side of Hornbeam Lane in Essendon, which is situated within the Metropolitan Green Belt and contains a two storey detached dwelling. The property is constructed of red brick work and brown tiles with a pitched and gabled roof with front projection at first floor level. The site is large and of an irregular shape with parking provision to the front of the site.

The area is extremely rural in nature and contains a limited number of properties of similar architectural design, which back onto predominantly farmland.

**DESCRIPTION OF PROPOSAL:**

The application seeks permission to erect a single storey rear extension to provide for an office extension. It would have dimensions of 4.5 m in width by 1.8m in depth and patio doors would be placed in the rear elevation and one additional window in the side elevation.

The garage would be converted into habitable accommodation to provide for a TV/play room and utility store and would be finished with a part hipped roof. One window would be placed in the front elevation and another in the side elevation. A further two windows would be placed in the ground floor side elevation to provide for the gym and utility room.

The first floor element of the extension would be erected on the north western side elevation of the property directly above the existing garage and would come flush with the existing rear most point of the dwelling. It would have dimensions of 14.2 metres in depth by 4.6 metres maximum width to provide for two additional bedrooms with ensuite bathrooms. Two additional windows would be placed in this elevation.

A further window would be placed in the front elevation to serve the first floor staircase and a roof light would be installed to serve the ground floor hall.

**PLANNING HISTORY:**

- |              |                                                                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| E/1956/1083  | Conversion of main house into four separate dwellings.<br>Conversion of brick building on nursery to dwellings and use of premises as nursery and stables<br>Granted. |
| S6/1981/0052 | Two storey and ground floor extensions<br>Granted and implemented                                                                                                     |

S6/1984/0329	Kitchen extension and conservatory Granted and part implemented
S6/2000/0099/FP	First floor side extension Granted, not implemented
S6/2006/1478/FP	Two storey side extension Refused

## **SUMMARY OF DEVELOPMENT PLAN POLICIES:**

Hertfordshire Structure Plan Review 1991 – 2011:  
Policy 5 – Green Belts

Welwyn Hatfield District Plan 2005:

SD1 Sustainable Development

GBSP1 – Definition of Green Belt

M14 - Parking standards for new developments

D1 - Quality of design

D2 - Character and context

RA1 – Green Belt

RA3 – Extensions to dwellings in the Green Belt

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, January 2004

## **CONSULTATIONS:**

None

## **PARISH COUNCIL COMMENTS:**

No objection

**REPRESENTATIONS:** None. Notification period expired 6 March 2007.

## **DISCUSSION:**

The main issues are

- 1) **Impact on Green Belt**
- 2) **Design and impact on adjoining occupiers**
- 3) **Parking provision**

Consideration needs to be given as to whether this proposal overcomes the previous reason for refusal. Further justification has been submitted with this application, as well as the removal of the front porch.

### **Metropolitan Green Belt**

Policy RA3 states that extensions will only be permitted where they do not result in a disproportionate increase in the size of the dwelling, and would not have an adverse impact upon the character, appearance and pattern of development of the surrounding countryside. Previous extensions are a key issue in considering whether extensions would have a cumulative detrimental impact in relation to the visual impact (refer policies RA1 and RA3).

There have been a number of previous extensions approved and implemented at this site, namely; the two storey and ground floor extension and kitchen extension (the conservatory aspect this application was never implemented).

With reference to the previous report (06/1478), consideration needs to be given to the two storey extension approved under planning reference 2000/99 which granted permission for a two storey side extension. Whilst the extension proposed with this application is larger than that approved, its increase in floorspace and volume in comparison is relatively small. This proposal seeks to set the first floor element further back (the previous application had a two storey element set forwards of the main dwelling) and this helps to improve the overall design of the dwelling. The major increase is towards the rear of the dwelling – as this element fills in the ‘corner’ of the dwelling and does not protrude beyond the existing rear elevation or the side elevation, it is not considered that this would impact upon the openness and is therefore considered acceptable. With the removal of the porch, this proposal is now considered more compact.

### **Character and appearance of the locality and impact on amenity of neighbouring occupiers**

Hornbeam Lane is extremely rural and consists of a limited number of detached dwellings of similar age and character.

The extension has been designed to reflect and compliment the existing dwelling as far as possible by maintaining the gabled elements to the building design by the introduction of a front projecting gable projection to the north western elevation and a hipped roof over the proposed garage. The conversion of the existing garage to habitable floorspace would not impact detrimentally on the appearance of the dwelling, as it would involve the addition of one further window to the front elevation. The proposed materials are satisfactory as the roof tiles and render would be matched to the existing building. The design of this proposal compared to the 2000 application is also more reflective of the character of the dwelling and overall is considered to be an enhanced proposal.

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 its site as the majority of the extension would be at first floor level and the conversion of garage to habitable accommodation would utilize existing floorspace. The conversion of the garage to habitable space would not impact on the additional space to the sides and rear of the dwelling and as such is acceptable. The property is located on a large irregular rectangular shaped plot with a rear garden depth of over 45 metres and sufficient space to either side of the property.

The extensions would not result in any impact upon adjoining occupiers as the extensions are to the elevation away from these dwellings. The first floor element of the extension has been set back by a minimum of 1 metre from the boundary and additionally as no other dwellings are to this side there would not be any terracing effect. The proposal therefore complies with policy D1.

Policy D2 requires proposals to maintain or enhance the character of the locality. The proposal would remove the existing single storey flat roof and would result in a development that would be more in keeping with the existing dwelling. As a result the proposal would enhance the character of the dwelling which in turn would enhance the character of the locality and thus comply with policy D2.

**Parking Provisions**

In relation to parking, the development would give rise to a 4+ bedroom property. The adopted parking standards (Supplementary Planning Guidance) specify that the maximum parking requirements for a 4-bedroomed house in this location (Zone 4) is 3 spaces. The applicant states that 5 parking spaces would be provided despite the loss of the existing garage, which is considered adequate and in compliance with policy M14 and Supplementary Parking Guidelines.

**CONCLUSION:**

The proposed development would comply with Green Belt policies by virtue of not detracting from the openness of the green belt. The design would enhance the existing dwelling and wider locality and parking provision would provide spaces complying with policy. As such the proposal complies with local and structure plan policies.

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

**CONDITIONS:**

- 1. C.2.1 – Standard Time Limit
- 2. C.5.2 – Matching materials

**SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:**

The proposal has been considered against development plan policies (Hertfordshire Structure Plan 5 Welwyn Hatfield District Plan 2005 SD1, GBSP1, M14, D1, D2, RA1, RA3, Supplementary Design Guidance, February 2005 and Supplementary Planning Guidance, Parking Standards, January 2004), in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see Officer’s report which can be inspected at these offices).

**DRAWING NUMBERS:** Site Location Plan 1:2500 & Block Plan 1:500 & HL/1E (Revised) & HL/1F (Revised) & HL/1P (Rev) & HL/LP1 (Revised)

**Signature of author..... Date.....**