

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

<b>APPLICATION No:</b>	<b><u>S6/2007/230/FP</u></b>
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**NOTATION:**

The site is located within Cuffley as designated by the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

Following the previous submissions the site has not altered. The subject dwelling at Plough Hill has a 12 metre frontage and 55 metre plot length. There is a significant fall in the land from the building footprint to the rear of the property. The application relates to a detached bungalow that has been replaced with a partial two storey dwelling to the front part of the site. This dwelling currently residing at 52A Plough Hill was approved in 1992 and is situated adjacent to another infill property.

There is a range of house types in the immediate area with a number having existing extensions to ground and first floor.

**DESCRIPTION OF PROPOSAL:**

The subject application has been revised from the most recent refusal (S6/2006/1223/FP). The proposal maintains a first floor rear extension that includes two bedrooms, a dressing room and en-suite. This first floor extension has been modified from the refusal with the extension to the southern boundary at no closer than 2.2 metres. The depth of the extension has been reduced from 4.5 metres to 3.5 metres x width increased by 0.5 metres to 6 metres. The height of the extension is maintained at 6.8 metres, below the main ridge line of the dwelling that maintains a height of 7.3 metres. This addition includes window openings to the first floor rear elevation, however there are no window openings to either the north or south side elevations.

**PLANNING HISTORY:**

S6/2006/1223/FP – Refusal issued for the Erection of a First Floor Rear Extension

S6/2006/0672/FP – Refusal issued for the erection of first floor rear extension

S6/2002/947/FP - Approval was granted for a single storey rear extension that is 4.5 metres in depth, with a sloping roof and a part gable end.

S6/94/273/FP - Permission was granted for this new dwelling, following the demolition of the original bungalow.

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

### **Hertfordshire Structure Plan Review 1991 – 2011:**

None

### **Welwyn Hatfield District Plan 2005:**

SD1 Sustainable Development

GBSP2 – Towns and Specified Settlements

D1 - Quality of design

D2 - Character and context

R3 – Energy Efficiency

M14 - Parking standards for new developments

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

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

## **CONSULTATIONS:**

None

## **TOWN/PARISH COUNCIL COMMENTS:**

Northway & Cuffley Parish Council have no objections to the proposal.

## **REPRESENTATIONS:**

The application was advertised by neighbour notification letters.

There were no responses received.

## **DISCUSSION:**

**The main issues are**

### **1) Whether the proposal would have an adverse impact on the character and appearance of the dwelling, and surrounding area**

Following discussions with the applicant in relation to the depth of the first floor rear extension a 1 metre reduction has been achieved. Although the width of the extension is a further 0.5 metres, equating to 6 metres, the overall character to the existing dwelling is being maintained, if not improved substantially. It is also considered the Plough Hill street scene will not be affected as the design is to the rear and the depth is moderate. Therefore the depth and overall volume of the extension would be subordinate to the original dwelling.

The extension would maintain an adequate level of space around the dwelling assisted by the side setback being maintained at first floor level.

**2) Whether the extensions comply with the amenities of adjoining residents**

The location of the extensions would not result in any significant loss of light, overshadowing or be unduly dominant to the surrounding properties. The window openings proposed are facing towards the rear of the plot, therefore removing the amenity concerns raised in previous refusals.

The proposed extension satisfies the requirements of a sustainable development & therefore energy efficiency by maintaining the core of the existing dwelling, minimizing the impact on adjoining dwellings & the use of cavity walls that would be required at Building Regulations. Therefore Policies GBSP2, D1, D2, SD1 & R3 of the Welwyn Hatfield District Plan 2005 have been satisfied.

**3) Other material considerations**

The extension includes a further two (2) bedroom to the rear at first floor. The car parking requirements for the additional bedrooms would be satisfied to the front part of the property.

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

**CONDITIONS:**

1. C.2.1 - 3 Year 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 (Welwyn Hatfield District Plan 2005 SD1, GBSP2, D1, D2, M14 & R3), 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).

**INFORMATIVES:**

None

**DRAWING NUMBERS:**

Block Plan & Drawings PH/52A stamp dated 13 February 2007

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