

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

<b>APPLICATION No:</b>	S6/2007/0333/FP
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**NOTATION:**

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

**DESCRIPTION OF SITE:**

The area of the application site is characterised by detached bungalows which originally comprised the same design. Many of the dwellings in the locality have had alterations. The adjacent properties follow the same building line to the front. The application plot has a frontage width of 11.6m and the application dwelling is set back from the front boundary by approximately 12m. A tall dense hedge screens the front boundary. The land level slopes downwards to the rear of the plot. To the front of the application dwelling is a grass amenity space and hardstanding, which accesses a detached garage beyond the rear elevation of the dwelling. The existing hardstanding can accommodate 3 cars. The rear of the site is enclosed by 1.8 metre close-boarded fence and landscaping.

**DESCRIPTION OF PROPOSAL:**

The application seeks full planning permission for a single storey rear extension, which would measure 8.0m in width by 2.5m in depth with a dummy pitched roof to a maximum height of 4.1m. To the rear of the proposed extension would be a timber decking measuring 8m in width by 2m in depth. Due to the change in land levels, this addition would have a maximum floor height of approximately 1m above the external ground level.

**PLANNING HISTORY:**

None.

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

Hertfordshire Structure Plan Review 1991 – 2011:

Policy 6 – Settlement Pattern and Urban Concentration

**Welwyn Hatfield District Plan 2005:**

SD1 Sustainable Development

GBSP2 – Towns and Specified Settlements

D1 - Quality of design

D2 - Character and context

R3 – Energy Efficiency

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

**CONSULTATIONS:**

Thames Water – No objection was raised. Information was provided relating to surface water drainage and the need to contact Thames water if the development involves connecting to a public sewer.

**TOWN/PARISH COUNCIL COMMENTS:**

Northhaw and Cuffley - No response received.

**REPRESENTATIONS:**

- None received.

**DISCUSSION:**

**The main issues are**

- 1) **Impact of the proposal upon the character of the area**
- 2) **Impact of the proposal upon the amenity of adjoining occupiers**

Policy D1 requires all new development to be of a high quality of design incorporating the design principles of the plan & SPG.

The residential design guidance emphasizes that extensions should complement and reflect the design and character of the dwelling and be subordinate in scale. Additionally, extensions should respect the existing spacing of adjacent dwellings and the locality in general, first floor side extensions should have a minimum separation distance of 1 metre from the boundary.

The residential amenity of the neighbouring properties would be maintained. The depth of the proposed extension at its deepest point is 2.5 metres. Number 43 would remain set back beyond the rear of the proposed extension and timber decking. Due to number 43 only having one small high level flank window and being built to the boundary with the application dwelling, the proposed development would not result in an adverse impact upon this dwelling.

Number 47 is does not have any ground floor flank windows facing the application dwelling and the proposed development would not have an adverse impact upon this property. The proposed development would have a relatively low single storey roof and would not affect the outlook from number 47's side dormer window, which faces the flank of the application dwelling. The application dwelling's existing detached garage would screen the proposed timber decking from number 47 and prevent any overlooking or loss of privacy between these properties.

The proposed rear extension and timber decking would match the width of the existing house and maintain an appropriate spacing between the dwelling and plot boundaries.

Policy D2 requires the character and context of the development to respect the area in which it is proposed, improving or enhancing the character of the area where possible. The proposed development would be a single storey addition to the rear of the property and would not be viewed within the street scene. The proposal has been designed to respect the existing character of the dwelling. The proposal would not have an impact upon the character and appearance of the locality and is considered to have an acceptable design.

The application does not indicate how the proposal contributes to sustainable development or energy efficiency.

#### **CONCLUSION:**

It is considered that the proposed development is in keeping with the existing dwelling and character of the area and there would be no unacceptable loss of amenity to adjoining occupiers. Therefore planning permission should be granted for the above development.

#### **RECOMMENDATION: APPROVAL WITH CONDITIONS**

#### **CONDITIONS:**

1. SC01 – Time Limit Full Permission
2. SC42 – Materials – To Match Existing Building

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

The proposal has been considered against development plan policies of the, Welwyn Hatfield District Plan 2005 GBSP2, SD1, R3, D1 and D2, 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:**

WP0703/1 and date stamped 01 March 2007.

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

**Date**.....