

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	<u>S6/2007/366/FP</u>
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NOTATION:

The site is located within the Former Hatfield Aerodrome Site as designated by the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application dwelling is semidetached house sited on a new development. The locality is characterised by a variety of residential properties, which have a similar design but vary in style. To the front of the property is a hardstanding for two cars and an amenity area that has an open frontage. To the rear of the property is amenity space which has a maximum depth of 10.8m. A 1.8m high boundary fence screens all the boundaries to the rear of the dwelling. At the time of the site visit the brick walls and base of the proposal had been completed.

DESCRIPTION OF PROPOSAL:

The proposed development consists of a single storey rear conservatory measuring 6.2m in width by 3.5m in depth with a pitched roof to a height of 2.9m. The side elevations the proposal would be brick walls with high level glazing.

PLANNING HISTORY:

SUMMARY OF DEVELOPMENT PLAN POLICIES:

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

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

CONSULTATIONS: None.

TOWN/PARISH COUNCIL COMMENTS:

REPRESENTATIONS: 1 letter of neighbour objection received.

Objection was raised on the following grounds:

- a) the proximity of the proposal to a habitable room window;
- b) overlooking;
- c) noise and disturbance;
- d) the increase in the size of the property result in an impact upon parking and loss of amenity space.

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**
- 3) Other material planning considerations.**

Policy D1 requires all new development to be of a high quality 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.

The proposed development would be single storey and sited to the rear of the property. The brickwork would match that of the existing dwelling and the proposal would be subordinate to the main dwelling. The proposed development would have an appropriate design and would not have an adverse impact upon the character and appearance of the locality. The resultant garden space would be practical, useable and is considered to be acceptable for a dwelling of this size.

The proposed development would have a hipped roof and a relatively low ridge height. Due to the proposal being single storey and having a relatively shallow depth, it would not result in an overbearing impact or significant loss of outlook to the adjoining dwelling. The proposal would be sited to the north of the adjoining dwelling and would have an eaves height approximately 0.3m above the existing fence. Due to the proposal's size and siting, it would not result in an adverse loss of light to the neighbouring properties.

The adjacent property to the south is positioned approximately 1m away from the application dwelling and is set back to the rear. From the rear of this neighbouring property the apparent depth of the proposal would be relatively shallow. The depth of the proposal would not have an adverse impact upon this property and is considered to be acceptable.

The proposed development would not result in any further overlooking due to the proposal only having high level flank windows and the tall boundary treatments to the rear of the application dwelling. The proposed windows to the flank facing the adjoining dwelling would be conditioned to remain obscure glazed and non-opening to prevent any impact through noise and overlooking. The original rear wall of the application dwelling has a distance of approximately 21m from the rear elevation of the property beyond the rear boundary. The proposed development would reduce this distance but would not result in an adverse impact upon the adjacent properties.

The proposed development would not result in any further noise and disturbance when compared to the current patio and amenity area.

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
3. Before the development hereby permitted is first residentially occupied all windows in the southern flank wall of the proposed rear conservatory facing towards number 15 Daisy Drive, shall be non-opening and wholly glazed with purpose-made obscured glass and shall be permanently retained as such for so long as the development remains in existence.

Reason: To prevent overlooking of adjoining property in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

SUMMMARY 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: Drawing & Location Plan 1:1250 received and date stamped 6 March 2007.

Signature of author.....

Date.....