

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	<u>S6/2007/401/FP</u>
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NOTATION:

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

DESCRIPTION OF SITE:

The application site is located on the south side of Kingswell Ride and consists of a detached chalet style dwelling. The property occupies a rectangular plot which is 12m wide at the front and approximately 48m deep.

Kingswell Ride comprises predominately of detached bungalows which were probably built during the inter-war period to similar designs. Over the years a number of these have been extended, however, the roads still comprises of either chalet style bungalows or some in their original single storey form.

The application property is one such example, where the original property was a bungalow, however, a side flat roofed dormer has been added presumably under permitted development rights at some time and a small flat roofed side extension. The flat roof single garage attached to the side appears to be original. The front garden comprises of a large hardsurfaced area for parking.

DESCRIPTION OF PROPOSAL:

It is proposed to extend the existing first floor accommodation by increasing the height of the existing ridge line by approximately 0.5metres and therefore increasing the pitch of the side roofslopes. The existing front hipped roof is to be changed to a gable end and two side dormers added. This would provide accommodation for 2 bedrooms, a bathroom and a dressing room.

A single storey rear extension is proposed which would be 3.0m deep, and a gable end is proposed above this. The would extend this existing living room and create an additional kitchen.

A pitched roof is proposed over the existing flat roof.

PLANNING HISTORY:

None

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:

SD1 Sustainable Development

D1 - Quality of design

D2 - Character and context

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

Northaw & Cuffley – No objection.

REPRESENTATIONS

The application was advertised by site and neighbour notification.

Notification commenced 15/03/07 and expired 17/04/07. 1 letter of support was received.\

DISCUSSION:

The main issues are :

- 1) The impact of the proposed design on the character of the existing dwelling and surrounding area.
- 2) The potential impacts to residential amenity to surrounding properties.
- 3) Parking and Highways

- 1) The impact of the proposed design on the character of the existing dwelling and surrounding area.

Kingswell Ride is by and large characterised by hipped roofed bungalows which are featured on both sides of the street. From the roadside this creates a tiered effect whereby each bungalow follows the contour of the natural slope which contributes to the character of the area. There are, however, examples of roof extensions on Kingswell Ride which have previously been granted Council consent. The following assessment considers the submitted proposal in context with both the impacts to the streetscape and similar Council planning approvals in Kingswell Ride.

Policy D1 and D2 are considered relevant along with the requirements of the Supplementary Design Guidance. The proposed changes to the front hip to a part gable and increase in ridge height is a feature which already exists in other conversions which have taken place already in Kingswell Ride, including the property

at No.17. This is considered acceptable, as the resultant front elevation would appear in keeping with that of the parent property and wider streetscene.

The proposal also requires an extension to the rear of the property at ground floor level and to change the existing hip to a full gable end. Again, this type of conversion has already been carried out at No.17, and this is considered to be satisfactory, despite its departure from a hipped roof. The proposed part pitch/flat roof over the existing garage is also considered to be acceptable in design terms in regards to the character of the existing property.

Turning to the proposed side dormers, these are set well back from the front elevation and are considered to be a significant improvement over the roof extensions proposed in the previous application (S6/2006/1451/FP). They are considered to relate well to the roofslope and are subordinate in scale, with only a minimal impact on the streetscene.

Overall the proposal is considered to be in character with the parent property and the surrounding streetscene, bearing in mind that side dormers are a feature of properties in Kingswell Ride along with front gable ends in more recent approved extensions. The proposal complies with the requirements of Policy D1 and D2 and the accompanying Supplementary Design Guidance.

2) The potential impacts to residential amenity to surrounding properties.

Both adjoining properties at Nos. 22 & 18 Kingswell Ride are both bungalows and the main issue is whether the proposals would adversely affect their amenity in terms of overlooking, sunlight/daylight and dominance.

The proposed rooflight to the rear bedroom at first floor level would look over the roofslopes of adjoining residential properties and although these would result in only limited overlooking to these adjoining occupiers, good neighbourliness would expect these windows to be obscured glazed. A rooflight is proposed for the first floor rear bedroom which appears to be below eye level and would overlook the neighbours rear private amenity space. It would be reasonable to attach a planning condition to ensure that this rooflight is obscure glazed and non-opening below eye level. In addition, it would be reasonable to attach a planning condition to prevent the addition of further rooflights in the roofslopes without prior approval from the Local Planning Authority to ensure the amenity of adjoining neighbours is adequately safeguarded.

In regards to sunlight/daylight, although the changes to the roof design would increase the bulk and mass of the property at first floor level, it is considered that this would not unduly impact on the ground floor side flank wall windows to the adjoining properties.

In terms of dominance, the separation between the properties is considered sufficient to ensure that the changes, and in particular the rear extension and new gable end would not appear unduly dominant.

The proposed scheme satisfies therefore the amenity requirements of the abovementioned policies of the District Plan 2005, and is in accordance with the Supplementary Design Guidelines.

3) Parking and Highways

The site is located in Zone 4 where parking standards require 3 parking spaces for 4 bedrooms or more. The proposal will retain the existing single garage and already has 2 spaces in front of the property. No changes are proposed to the access onto Kingswell Ride and so the proposal complies with the adopted parking standards.

CONCLUSION:

The proposal is considered to be in keeping with the existing dwelling and complies with the amenity requirements of Policy D1 & D2 and the Supplementary Design Guidance.

RECOMMENDATION: APPROVAL WITH CONDITIONS

1. C.2.1 – Standard Time Limit
2. C.5.2 – Matching materials
3. The proposed rooflight to the master bedroom (as shown on approved drawing No.8088/p/001 Rev D) of the proposed building shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened below a height of 1.7 metres above floor level, and shall be retained in that form thereafter.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

4. The first floor windows to the bathroom and dressing room (shown on approved drawing No.8088/p/001 Rev D) of the proposed building shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened below a height of 1.7 metres above floor level, and shall be retained in that form thereafter.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows (including rooflights) shall be created in any of the roofslopes of the resultant building hereby approved without prior approval from the Local Planning Authority.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005

REASON FOR APPROVAL

The proposal has been considered against development plan policies of the Welwyn Hatfield District Plan 2005 SD1, D1 & 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).

APPROVED DRAWING NUMBERS:

8088/P/001 Rev D (Proposed Plans & Elevations, including 1:1250 Site Location Plan) & 8088/S/001 –both received and date stamped 9/03/07

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