

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

<b>APPLICATION No:</b>	<b>S6/2007/0537/FP</b>
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**NOTATION:**

The site lies within the Green Belt as designated in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

The site is located on the western side of Kentish Lane which is characterised by fairly large detached dwellings on spacious plots. The existing site is characterised by an access to the right of the frontage with the remaining frontage screened by a hedge. A lawn and singular magnolia tree provides landscaping to the front. The dwelling comprises a thatched dwelling with part render, part timber clad walls. To the rear of the site, approximately 5 metres away from the rear of the dwelling is a detached single storey garage.

Land levels gently increase from the rear of the dwelling to the rear boundary. The garden is screened to the boundaries with a mixture of close boarded fencing and landscaping.

The adjacent 'plot' to the north between 39 and 45 is empty and a previously extended dwelling sites to the south at number 35.

**DESCRIPTION OF PROPOSAL:**

The application seeks full planning permission for the demolition of the existing dwelling and garage and replacement with a two storey detached dwelling with integral garage.

This would be sited in approximately the same position as the existing dwelling, but with the larger element of the footprint extending beyond the existing rear elevation. The ridge height of the existing building is 8.2metres with the proposed 7.5 metres

All existing landscaping (mature) appears to be retained with the new proposal and no alterations are proposed to the existing access.

**PLANNING HISTORY:**

None

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

Hertfordshire Structure Plan Review 1991 – 2011:

5 - Green Belts

Welwyn Hatfield District Plan 2005:

SD1 Sustainable Development

GBSP1 – Definition of Green Belt

R3 - Energy Efficiency

R5 - Waste Management

M14 - Parking standards for new developments

D1 - Quality of design

D2 - Character and context

D8 – Landscaping

RA1 – Development in the Green Belt

RA4 – Replacement 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**

**Environment Agency** – low environmental risk

**HCC Highways** – do not wish to restrict the grant of permission

## **TOWN/PARISH COUNCIL COMMENTS**

North Mymms Parish Council – do not object to the application but would comment that this is a 52% increase on the existing building.

## **REPRESENTATIONS**

This application has been advertised and 1 representation has been received. Period expired 3<sup>rd</sup> May:

- Unacceptable density on site
- Existing thatched cottage has charm and character and should be retained

North Mymms Green Belt society object – site is within the Green Belt, PPG2 indicates that buildings materially larger are inappropriate development; many of the houses on Kentish Lane are larger which may be mitigating factor, however plot is narrower than majority on Kentish Lane

## **DISCUSSION:**

**The main issues are:**

- 1. Impact on the Green Belt**
- 2. Design and impact upon adjoining occupiers**
- 3. Highways and parking matters**
- 4. Other Material Planning Considerations**

### **1) Impact on the Green Belt**

Policy RA4 identifies the criteria that need to be met in connection with replacement dwellings. This includes replacement dwellings should not be materially larger than the original dwelling in terms of floorspace, bulk, height, volume, massing, bulk and excludes detached garages except in exceptional circumstances.

The existing dwelling does not appear to have previously been extended and therefore the proposal to be considered is on a like for like basis. The existing footprint of the building is approximately 11.5 x 7.3 metres and the proposed is 13.5 x 10.5 metres. The existing garage measures 3.6 x 6.2 metres.

Whilst existing detached garages are not included within the calculation of figures, there is argument in this case to include it as the existing is proposed for demolition and the new build dwelling incorporates an integral garage.

In terms of its bulk, massing, height and volume etc., the proposed dwelling is larger than the existing dwelling. The overall height of the building is reduced by

approximately 700mm and this does contribute somewhat to reducing its visual impact. However, the increase in width of the dwelling together with its depth does impact upon the openness. The agents have (verbally) indicated that large extensions have been allowed locally and in the case of number 35, this was extended in 1980 (ref. 80/0131) with a two story extension and would have increased the size of that dwelling by approximately 50% and this dwelling has not previously been extended.

Taking this into account as a material consideration, together with PPG2: Green Belts which allows for replacement dwellings that are not materially larger than the dwelling it replaces, there is some room for manoeuvrability with this development. Including an increase with what could be built as permitted development (70m<sup>3</sup>) this would potentially allow for a two storey element of approximately the same footprint as the garage. With reference to the Site Plan (1:200 on drawing number A746), it can be seen that even with allowance of this increase that the overall footprint would still be larger than the existing dwelling and due to the design of the dwelling, so would the overall bulk and massing of the dwelling, even taking into account the reduced height. It is therefore considered that on balance, the proposal would not comply with the aims of RA4.

## 2) Design and impact upon adjoining occupiers

The adjoining occupier has objected to the loss of the existing building, due to its charm and character. Whilst the existing dwelling does have this due to the thatch, timber cladding and render, the dwelling is not within a conservation area, statutorily listed nor locally listed and therefore it is not possible under planning legislation to prevent its demolition.

Policy D1 requires development to be of a high standard of design with policy D2 requiring development to contribute towards or maintain the existing character of the area.

The agent's within the Design and Access statement describe the dwelling as of a traditional design with various articulations to the elevations to provide interest. The building does not have the same 'charm' as the existing building, however it is of an acceptable design and complies with the relevant part of the Design Guidance.

For this reason, it is also considered its impact upon the wider area is also acceptable. The immediate adjoining dwelling is of a similar nature, albeit this is rendered rather than proposed brickwork and therefore the replacement dwelling would fit within the street scene complying with policy D2.

In relation to impact upon adjoining occupiers – there are no first floor flank windows proposed to the elevation facing number 35 and although there is an increase in depth, due to the separation distance between the two dwellings and landscaping to the boundary, it is considered that the replacement would not result in a detrimental impact upon amenity. The distance to the adjoining dwelling to the north is such that there would be no impact. The first floor flank window facing this direction is proposed to be a bathroom and it would also be appropriate to condition this to be obscured and to require no further windows at first floor level to both elevations to prevent amenity issues in the future. There would be sufficient rear garden space to accommodate private amenity area (measuring approximately 16 x 30 metres). Policy D1 would therefore be complied with.

3) Highways and Parking Matters

The replacement dwelling would have a single integral garage as well as space to the front for parking of vehicles. The application indicates that a total of 3 parking spaces which for a four bedroom dwelling complies with policy. The proposal would therefore comply with policy M14.

4) Other Matters

No information has been submitted as to how the proposal would contribute towards sustainable development or energy efficiency with the exception that there would be space within the garage for the storage of bicycles.

**CONCLUSION:**

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

**RECOMMENDATION: REFUSAL AND REASON (S)**

**RECOMMENDATION: LISTED BUILDING CONSENT WITH CONDITIONS**

**RECOMMENDATION: GRANT EXPRESS ADVERTISEMENT CONSENT FOR \* YEARS**

**CONDITIONS:**

OR

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

Reason for Grant of FP/LB/CA/DT/ (*Approvals only*):

The proposal has been considered against development plan policies (i.e. Hertfordshire Structure Plan Review 1991 - 2011 xxxxxxxxxxxxxxxx & Welwyn Hatfield District Plan 2005 xxxxxxxxxxxxxxxx), 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:**

**DRAWING NUMBERS:**

Site Location Plan XX and date stamped XX

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