

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2007/539/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 application site is on the eastern side of Northaw Road East, which is a main road leading out of Cuffley Village. It contains a detached hipped roof bungalow, which is located on a rectangular shaped plot with the land falling relatively steeply from west to east. Consequently, the road is considerably higher than the bungalow and the rear garden.

The street scene contains several similar dwellings in respect of both size and appearance. The properties at 25, 29, 31, 33, 35 and 37 Northaw Road East are low density bungalows and retain much of their original form and scale, particularly when viewed from the street.

DESCRIPTION OF PROPOSAL:

This application seeks full planning permission for a loft conversion incorporating side dormer windows and additions to the front and rear to form a gable roof.

The flat roofed side dormers project approximately 1.5m either side of the existing ridge effectively squaring off the dwelling when viewed from the front. The south side dormer measures 2.4m in length and features two windows, one to a bedroom and one to the shower room. The north side dormer measures 3.5m in length and features two windows to bedrooms. It is also proposed to create a gabled front and gabled rear to the bungalow each with a window at the centre.

The accommodation would provide for two additional bedrooms and second bathroom. The gables and dormers would feature plain red concrete tile hanging.

PLANNING HISTORY:

S6/2006/0652/FP - Erection of Single Storey Rear / Side Extension (G)

S6/2005/0890/FP - Erection of Single Storey Extension (G)

S6/1999/1101/FP - Erection of Single Storey Rear Extension Linking to Existing Outbuilding (Amendments to S6/0317/99/FP) (G)

S6/1999/0317/FP - Rear Extension Linking Existing Outbuilding to Form Granny Annexe (G)

S6/1988/0326/FP - Single Storey Side Extension to Form Garage (G)

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:

D1 Quality of Design

D2 Character and Context

M14 Parking Standards for New Developments

SD1 Sustainable Development

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

Northaw and Cuffley – No Objection

REPRESENTATIONS

The application was advertised by neighbour notification letters to:

25 and 29 Northaw Road East

British Telecom, Telephone Exchange, Northaw Road East

28 Theobalds Road

30 Theobalds Road

Notification commenced 3 April 2007 and expired 24 April 2007

No representations were received

DISCUSSION:

The main issues are:

1. D1 Quality of Design
2. D2 Character and Context
3. SD1 Sustainable Development
4. R3 Energy Efficiency

1. D1 Quality of Design:

A number of properties within Northaw Road East have extensions and loft conversions, but none within the immediate vicinity of the application dwelling. The dwellings on either side of the application site (No.25 – No.37) are bungalows of a similar design, displaying a unity of form which is pleasing. By and large these properties retain their original form and scale, particularly

when viewed from the street. Rooflines facing the street are clean simple and uncluttered.

In this context, the proposed extension has not been designed to compliment and reflect the character of the existing building and the existing street scene, as the proposals incorporate substantial changes to the existing roof shape.

National Planning Guidance PPS1-Delivering Sustainable Development requires planning authorities to plan for high quality design which is appropriate in its context. Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 respectively require high quality design in all new development and for proposals to respect and relate to the character and context of their location. The application fails these tests and would result in a scheme at odds with the general form of development.

Furthermore, the two sizeable dormer windows would not be subservient to the roof slope and their size and elevated position would make them both prominent and visually dominant in views along parts of the street. The introduction of gabled roof would be uncharacteristic of the immediate street scene.

Turning to amenity issues, the proposed first floor windows in the front and rear elevations would not create any additional overlooking. To the rear approximately 73m separates the rear elevation of the proposed dwelling and the rear elevation of No.30 Theobalds Road. The size, height and location of the proposed extension would not have an overbearing impact on the occupiers of the adjacent dwellings. A minimum of 1m separation distance exists between the dwelling and the site boundaries. The materials would match those of the existing building including tiles and brickwork. Should the application be granted a condition would be required to insure that the dormer windows in the north elevation are fixed and obscure glazed in order to prevent an unacceptable loss of privacy to the adjacent dwelling.

The extension and roof enlargement would be out of scale with the original bungalow and would introduce additional bulk and mass to the existing bungalow, which would not appear subordinate to the original dwelling. The scale of the proposed extensions would be a dominant and incongruous feature in the street scene and be detrimental to the established character of the immediate area. The proposal therefore fails to comply with Policy D1 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance, February 2005 (Statement of Council Policy).

2. D2 Character and Context:

Policy D2 requires proposal to either maintain or enhance the character of the area. For reasons described above, the extension would result in a development out of scale with the original dwelling and visually over prominent within the streetscene. The extension would not be in keeping with the adjoining dwellings. The proposal therefore conflicts with Policy D2 of the Welwyn Hatfield District Plan 2005 and the accompanying Supplementary Design Guidance (Statement of Council Policy) Supplementary Design Guidance.

3. SD1 Sustainable Development:

The applicant has not submitted a statement assessing the proposals against the sustainability checklist contained within the Supplementary Design Guidance. Therefore, there is a limited amount of information regarding the impact of the proposals in terms of sustainability.

4. R3 Energy Efficiency:

There is a limited amount of information regarding the Energy Efficiency of the proposals.

CONCLUSION:

The proposed extension fails to respect the design and character of the existing dwelling and its location. As such, it fails to comply with the purpose and intent of Policy D1 and D2 of the Welwyn Hatfield District Plan 2005 and the accompanying Supplementary Design Guidance 2005 (Residential Extensions).

RECOMMENDATION: REFUSAL AND REASON (S)

SUMMARY OF REASONS FOR THE REFUSAL OF PERMISSION:

1. The proposals by reason of their scale, mass and incongruous design would adversely affect the character of the existing dwelling. The two large side dormers and the introduction of a gabled roof would create a roofscape which is not subservient to the original dwelling. The proposals are therefore contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance (Statement of Council Policy).

2. The proposed side dormers to the northern and southern elevations facing No.56 and No.60 Northaw Road East would be likely to have a detrimental impact on the current or future occupiers ability to implement a similar development due to privacy issues, and would thereby be contrary to Policy D1 of the Welwyn Hatfield District Plan 2005 and Welwyn Hatfield Supplementary Design Guidance February 2005 (Statement of Council Policy).

INFORMATIVES:

None

DRAWING NUMBERS:

06076/3A

Date stamped 02/04/2007

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