

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	<u>S6/2007/773/FP</u>
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NOTATION:

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

DESCRIPTION OF SITE:

The subject site is located in a cul-de-sac development of mainly bungalows and chalet style bungalows. The application property is a semi-detached chalet bungalow which is set back from the highway with a deeper frontage than the adjoining dwellings. The property has a ground floor forward projecting gable end with the main entrance set further back. The property is white rendered with black painted timber inserts and fascia.

The adjoining property at No.7 which is set well forward of the application dwelling is a detached bungalow which has been extended to the side. This adjoining extension at No.7 has a long blank flank wall overlooking the frontage of the application site.

The existing garage at the time of the site visit had been removed and the first couple of brickwork courses had been constructed in the location of the proposal.

DESCRIPTION OF PROPOSAL:

The proposed carport would have a footprint of approximately 3.8m by 6m and would have a pitched roof with gable ends with a ridge height of approximately 4.3m. The rear wall of the carport would be solid and the side would be partly open with brick arches. The front of the carport would be completely open.

The proposed materials would be brick for the walls and slate for the roof, although it appears that there would be possibly a render and timber finish on the gable ends to reflect the character of the gable on the existing house

PLANNING HISTORY:

S6/2006/401/FP - Erection Of Ground Floor Rear And Side Extension Following Demolition Of Existing Conservatory – granted 8/06/07

S6/2002/1104/FP - Erection Of Single Storey Side And Rear Extension – granted 2/09/02

S6/1992/477/FP - Demolition of existing conservatory and erection of single storey rear extension and rear conservatory - granted 24/08/92

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Welwyn Hatfield District Plan 2005:

SD1 Sustainable Development
GBSP2 - Towns and specified settlements
M14 - Parking standards for new developments
D1 - Quality of design
D2 - Character and context

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

CONSULTATIONS

None

TOWN /PARISH COUNCIL COMMENTS

Northaw Cuffley Parish Council - no objections

REPRESENTATIONS

The application was advertised by neighbour notification letters. No letters of representation were received.

DISCUSSION:

The main issues are

- 1) **The impact of the proposed extension to the existing property and the streetscene;**
- 2) **The impact of the proposal on the amenity of adjoining dwellings;**
- 3) **Other material considerations**

- 1) The impact of the proposed extension to the existing property and the streetscene

The proposed carport would replace an existing garage which has already been demolished. The location of the proposal would be set well back from the highway as the dwelling is set back further than the majority of other properties in the road. The proposal would therefore not appear unduly prominent in the streetscene and has been designed to reflect the character of the parent property.

The relationship of the carport with the front bay window of the application property is not ideal, as it does conflict with it due to its close proximity. In design terms, however, it is considered that although this is weak it is not so poor that it would merit withholding planning permission.

The proposal therefore complies with Policies D1 and D2 and the guidance contained within the Supplementary Design Guidance.

2) The impact of the proposal on the amenity of adjoining dwellings

The proposal would result in no undue impact on the amenity of adjoining neighbours as a blank wall currently exists to the flank wall of No.7 which overlooks the location of the proposal.

The proposed carport would therefore comply with the amenity requirements of Policy D1 and the Supplementary Design Guidance.

3) Other material considerations

The external materials proposed include, brick and slate. These materials are considered to be appropriate to the original building style.

The parking provision would remain ample for this size of dwelling in this location and so would comply with the parking requirements of the Supplementary Planning Guidance.

The description of the proposal has been amended following the site visit as the original garage has been removed. The agent was notified of this by telephone, however, he contended that it still represented a conversion but raised no objection in regards to the change of description.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C .2.1 – Standard Time Limit 3 Years
2. C.5.1 - Samples of materials to be submitted and agreed

SUMMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against development plan policies of the Welwyn Hatfield District Plan 2005 including Policy SD1, M14, 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).

INFORMATIVES:

None

DRAWING NUMBERS:

1:1250 Site Location Plan (un-numbered) & FD/07/12/01 - both received and date stamped 21/05/07

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