

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2007/881/FP
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NOTATION:

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

DESCRIPTION OF SITE:

The application dwelling is a detached house sited on a spacious plot within the Watling Chase Community Forest. The surrounding area comprises mostly detached properties, which vary widely in design. To the front of the dwelling is a large amenity space and carriage driveway. The plot has a width of 29m and a depth of 79m and the application dwelling is set back from the boundary with the highway by approximately 24m. To the rear of the dwelling is ample amenity space. The rear amenity space is enclosed by tall dense hedges to the flanks and tall tree and vegetation cover to the rear.

DESCRIPTION OF PROPOSAL:

The proposed development would involve the erection of single storey porch to the front elevation, which would measure 4.7m in width by 1.5m in depth with a pitched roof to a maximum height of 3.8m. To the rear of the rear of the dwelling an extension would be erected at single storey level measuring 13.8m in width by a maximum depth of 3.1m from the rearmost elevation. Above part of the proposed single storey rear extension a balcony area would be created. An area to the west would be infilled measuring 3.9m in width by 2.6m in depth. A two-storey section of the rear extension would align its western elevation and measure 4.2m in width with a pitched roof to a height of 7.1m.

PLANNING HISTORY:

None.

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Hertfordshire Structure Plan Review 1991 – 2011:
Policy 6 – Settlement Pattern and Urban Concentration

Welwyn Hatfield District Plan 2005:

SD1 - Sustainable Development

GBSP1 – Definition of Green Belt

R3 - Energy Efficiency

M14 - Parking standards for new developments

D1 - Quality of design

D2 - Character and context

D5 - Design for movement

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

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

CONSULTATIONS

TOWN/PARISH COUNCIL COMMENTS

No comments received.

REPRESENTATIONS

None. Period expired 06/07/2007.

DISCUSSION:

The main issues are:

- 1. The proposals impact upon the character of the area**
- 2. The proposal's impact upon neighbouring properties**
- 3. Other Material Planning Considerations**

1. The application dwelling is sited on a spacious plot and the proposed extensions would retain an appropriate distance from the flank boundaries. The proposed development would be mostly to the rear of the dwelling and would not be viewed within the street scene. The proposed rear extensions would be subordinate to the main dwelling and respect the dwellings existing character. The proposed front porch extension would be single storey and would be positioned to the centre of the front elevation. The application dwelling would remain set back from the highway and the proposed porch would not appear particularly prominent. Due to the variation in the design of the surrounding properties the proposed development would not appear out of place and would not have an adverse impact upon the character and appearance of the locality.

2. To the rear of the application dwelling all of the boundaries are screened by tall hedges and vegetation. Both the application dwelling and adjacent properties' habitable living areas are set away from the boundaries. The proposed two-storey element of the rear extension would not interfere with a 45° line drawn from the neighbouring dwelling to the west (no 3) and would not result in a significant loss of light to this dwelling. The proposed development would be set a sufficient distance away from the neighbouring properties and at two-storey level would have a hipped roof, which would prevent it from having an overbearing impact upon the adjacent dwellings.

The proposed development would not result in any further overlooking to the neighbouring properties. The adjacent dwelling to the east (no 1) has an existing balcony. The proposed balcony has been amended to reduce its floor area and ensure it would be positioned towards the centre of the rear elevation, away from the adjacent dwellings. Due to the positioning of the adjacent dwellings, the tall boundary treatments and siting of the proposed balcony area, the adjacent properties would not suffer a significant loss of privacy. The proposed Juliette balcony to the rear of bedroom 2 would allow a limited view to the sides of the dwelling and would not result in further overlooking. Bedroom 2 would have a window within the western flank elevation which would be similar to the existing situation, this window would face the flank of number 3 and would not result in an adverse impact upon the adjacent dwelling.

The proposed development would therefore comply with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

4. The application site has ample off road parking within a carriage driveway to the front of the dwelling. More than four off road spaces would be retained which would be sufficient for a property of the proposed size. The proposed off road parking provision would meet the requirements of the parking standards and Policy M14 as set out within the Welwyn Hatfield District Plan 2005.

The proposed development would not affect any mature trees and would not have an impact upon the Watling Chase Community Forest.

The application does not indicate how the proposal contributes to sustainable development or energy efficiency.

CONCLUSION:

The proposed development would not have an adverse impact upon the character and appearance of the surrounding area and would not have an adverse impact upon the residential amenity of neighbouring properties. The application has been found to comply with the relevant policies of the Welwyn Hatfield District Plan and is considered to be acceptable.

RECOMMENDATION: APPROVAL WITH CONDITIONS

Conditions:

- 1. C.2.1 – Time Limit Full Permission
- 2. C.5.2 – Materials – To Match Existing Building
- 3. C.7.10 – Other than the windows shown on the approved drawings to which this planning permission relates, no windows shall be inserted above ground floor level into the flank elevation of the extension hereby permitted without the prior written consent of 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.

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against Welwyn Hatfield District Plan 2005 SD1, GBSP1, M14, 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:

Site Location 1:1250 & 07984430979/07/2002 REV.A both date stamped 6 August 2007 & Block Plan 1:500 date stamped 12 June 2007.

Signature of author.....

Date.....