

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	N6/2007/0887/FP
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NOTATION:

The site lies within Welwyn Garden City and a Conservation Area as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application site lies within the Handside ward of Welwyn Garden City. The site comprises a modern two storey terraced property on a plot measuring 27m x 4.5m with hard landscaping and shared pathway to the front and rear garden primarily laid to lawn.

DESCRIPTION OF PROPOSAL:

The application seeks permission for the erection of a rear conservatory measuring 4.8m in width and 2.75m in depth. It would stand at a height of 3.28m to the ridge of the pitched roof. The conservatory would have a brick base and white PVCu windows on the rear elevation including a set of French doors.

PLANNING HISTORY:

None.

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Hertfordshire Structure Plan Review 1991 – 2011:
None.

Welwyn Hatfield District Plan 2005:
GBSP2 - Towns and specified settlements
D1 - Quality of design
D2 - Character and context
R22 – Development in Conservation Areas
Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

CONSULTATIONS

TOWN/PARISH COUNCIL COMMENTS:

None received.

BEAMS:

- Concern raised regarding the width of the conservatory being too large for the site;
- Issue raised regarding lack of natural ventilation in kitchen;
- Would prefer a narrower design even if projected further into garden.

REPRESENTATIONS

None. Period expired 24 July 2007.

DISCUSSION:

The main issues are:

- 1. Potential impact on the character and appearance of the site and surrounding Conservation Area;**
- 2. Potential impact on the amenity of neighbouring properties;**
- 3. Other Material Planning Considerations**

1. The application site is a modern terraced property to the south part of Longcroft Lane backing onto the rear gardens of properties in Wilkins Grove. The immediate area is primarily characterised by rows of small terraced properties. There are other similar rear conservatories visible in the surrounding area including one at No.101 to the north.

Policy indicates the importance of new development to be designed to reflect and relate to the character and context of the area and to be subordinate in scale to the existing property. Where possible the development should aim to enhance or improve the character of the area, and as a minimum maintain it. The property has not had any previous extensions but has had permitted development rights removed.

The proposed development would be partially visible within the streetscene above the fence line of this and neighbouring properties. There is however a close boarded fence between properties in addition to hedgerow which maintains privacy at ground floor level.

It is acknowledged that the conservatory would span almost entirely across the rear elevation of the property, however given the design of the conservatory similar to those of the surrounding area it is not considered that it would be detrimental to the character of the site or surrounding area. In addition there would be sufficient amenity space remaining with the proposed development on site for the size of the dwelling.

2. In terms of its potential impact on the amenity of adjoining neighbours, this is considered to be limited. The extension has a simple design and any effect on neighbouring properties would be limited to that above the fence. Given the orientation of the properties, size and scale of the conservatory it is not considered that there would be any significant loss of light afforded to the properties.
3. None.

CONCLUSION:

The proposed conservatory has been designed to be in keeping with those in the surrounding area and would be of a size and scale that would not be over bearing on site or be detrimental to the character of the site or surrounding Conservation Area. Given the orientation of the properties and size of conservatory it is not considered that it would result in any loss of light or privacy afforded neighbouring properties. As a result the proposed conservatory accords with policies R22, D1 and D2 of the Welwyn Hatfield District Plan 2005 and the requirements of the Supplementary Design Guidance (statement of Council Policy).

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C.2.1

REASON: In order to comply with Section 91 of the Town and Country Planning Act (As amended).

2. C.5.1

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against development plan policies (Welwyn Hatfield District Plan 2005 GBSP2, D1, D2 & R22), 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 Plan & Block Plan & Existing Floor Plan & Existing Rear and Side Elevations & Proposed Floor Plan & Proposed Rear and Side Elevations and date stamped 12 June 2007.

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