

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2007/923/FP
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NOTATION:

The site lies within the specified settlement of Cuffley as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The site is situated on the southern side of Tolmers Gardens on an irregular shaped plot. It contains a detached bungalow constructed of red brickwork and brown tiles with a hipped roof design and gabled front projection. There is an attached garage to the eastern elevation of the property.

The street scene contains a number of dwellings of varying design, size and character. The adjoining site to the east contains a bungalow and to the west is a two storey dwelling.

DESCRIPTION OF PROPOSAL:

The proposal seeks full planning permission to erect a single storey side and rear extension. The rear extension would have dimensions of 5.5 metres in width by 2.5 metres in depth and be finished with a flat roof to a maximum height of 3.1 metres. One additional window would be placed within the rear elevation.

The side extension would be irregular in shape with a width of 1.8 metres at the front elevation, which increases to 2.3 metres at the rear and the depth would be 2 metres. The extension would taper in with the west side boundary to maintain a separation distance of 1 metre at the narrowest point. The extension would also be finished with a flat roof to 3.1 metres in height. The existing glazed lean-to on the west elevation would be demolished as part of the project.

It is also proposed to convert the attached garage on the east elevation to habitable accommodation and one window would be placed in the front elevation.

PLANNING HISTORY:

S6/1976/0207/FP – Erection of single storey rear extension – granted.

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Hertfordshire Structure Plan Review 1991 – 2011:
Policy 29 – Traffic and Safety Implications of Development Proposals

Welwyn Hatfield District Plan 2005:
SD1 Sustainable Development

GBSP2 - Towns and specified settlements
R3 - Energy Efficiency
M14 - Parking standards for new developments
D1 - Quality of design
D2 - Character and context
Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005
Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking
Standards, January 2004

CONSULTATIONS

No additional statutory consultees were notified.

TOWN/PARISH COUNCIL COMMENTS

Northaw and Cuffley Parish Council - Have no objections to the proposed scheme.

REPRESENTATIONS

None. Period expired 12/07/2007. A site notice was also erected on 5/7/2007 and expired 26/7/2007.

DISCUSSION:

The main issues are:

- 1. Design and Impact on Character of the Area**
- 2. Impact on Neighbouring Amenity**
- 3. Parking**
- 4. Other issues**

Design and impact on character of the area

Policies D1 (Quality of Design) and D2 Character and Context are both relevant, in addition to the material contained within the Supplementary Planning Guidance.

Policy D1 requires all new development to be of a high quality of design incorporating the design principles of the District Plan & Supplementary Planning Guidance. The architecture of new development should contribute to the quality of design in the district, be appropriate to the setting and context of the area and be of the highest quality. There have been some modifications and/or additions to the property with the erection of a single storey rear extension and a glazed lean-to on the west elevation, which appears to have been erected as permitted development and would be demolished and replaced as a brick built side extension as part of this application.

The original design of the building is therefore still apparent from the front elevation. The proposal seeks to maintain the original features of the building and introduce a single storey rear and side extension to infill and bring the building level to the rear elevation and the side extension would provide for a small level of infill following the demolition of the existing lean to, which adds little interest to the original design of the bungalow. The extensions would be finished with a flat roof design to emulate the existing rear extension and reflect that of the existing attached garage on the side (east) elevation to comply with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005. . The garage conversion would involve the insertion of one window within the front elevation, which is not considered to have a detrimental impact on the

street scene characteristics and merits of the parent property. This complies with Policies D1 and D2 of the Supplementary Design Guidance.

The construction materials would consist of brick and render to match the existing building and character of the surrounding area and consequently complies with the design requirements of Policy D1 and the accompanying Supplementary Design Guidance (Statement of Council Policy).

Impact on neighbouring amenity

The properties most impacted on by the development would be the adjoining sites at 6 and 8 Tolmers Gardens. It is considered that 6 Tolmers Gardens, which is a detached bungalow, would not be adversely affected by the conversion of the garage to habitable accommodation and the bulk of the rear and side extension would be on the west elevation and would not extend further than the existing rear building line of 7 Tolmers Gardens, therefore would not be visible or detrimental to the occupiers of this property.

The property at 8 Tolmers Gardens is a two storey dwelling and due to the scale, height and depth of the proposed extensions, it is considered that residential amenity would not be adversely affected. In addition, due to the orientation and relationship between the two properties, it is considered that the extension would not cause loss of sunlight/daylight or be dominant or overbearing. This complies with Policy D1 of the Welwyn Hatfield District Plan 2005 and the material contained within the Supplementary Design Guidance 2005.

Parking

The proposed garage would involve the loss of one car parking space.

Cuffley is designated as zone 4 and the adopted parking standards indicate that a 4+ bedroomed property within this location should provide a maximum of three car parking spaces. A site visit confirmed that three existing car parking spaces on site are available and to be retained and therefore this is considered adequate and in compliance with the revised parking standards and Policy M14 of the Welwyn Hatfield District Plan.

Other issues

The application does not specify how the proposal would contribute to sustainable development or energy efficiency.

CONCLUSION:

The extension has been acceptably designed to comply with Policies D1 and D2 of the Welwyn Hatfield District Plan and the material contained within the Supplementary Design Guidance 2005.

It would not have a detrimental impact in relation to residential amenity to adjoining occupiers to comply with Policy D1 of the Welwyn Hatfield District Plan 2005 and the material contained within the Supplementary Design Guidance 2005.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

- 1) C.2.1 – Time limit
- 2) C.5.2 – Matching material
- 3) Detailed plans indicating a scheme for parking shall be submitted to the Local Planning Authority before works are commenced on site and shall be laid out prior to the initial occupation of the development hereby permitted and shall not be used for any other purpose thereafter.

Reason

To ensure that the spaces are provided prior to the occupation of the development hereby permitted in the interests of highway safety in accordance with Policy 29 of the Hertfordshire Structure Plan Review 1991-2011 and to comply with the requirements of Policy M14 of the Welwyn Hatfield District Plan 2005 and the parking standards contained within the Supplementary Planning Guidance, January 2004.

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against development plan policies (i.e.Hertfordshire Structure Plan Review 1991-2011 Policy 29 and Welwyn Hatfield District Plan 2005 GBSP2, SD1, R3, 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 Plan & 07/012/04 A1 and date stamped 19 June 2007.

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