

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2007/1006/FP
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NOTATION:

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

DESCRIPTION OF SITE:

The application site consists of a detached 2 storey red brick set back from the highway with an integral garage. The property has been extended to the rear with a single storey rear extension with a flat roof.

DESCRIPTION OF PROPOSAL:

The application seeks full planning permission for a first floor rear extension over the existing flat roof of a previous extension to a depth of approx 3.4m to provide a larger bedroom. A single opening is proposed in the rear wall which is for full height glazed doors to open onto a 'Juliette style' balcony.

To the front of the property a new porch is proposed with a lean-to style roof.

PLANNING HISTORY:

S6/1990/127/FP - Single storey front extension - Granted 12/03/07

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Hertfordshire Structure Plan Review 1991 – 2011:
None

Welwyn Hatfield District Plan 2005:

SD1 Sustainable Development
GBSP2 - Towns and specified settlements
D1 - Quality of design
D2 - Character and context
Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

CONSULTATIONS

None

TOWN/PARISH COUNCIL COMMENTS

None Received

REPRESENTATIONS

None.

Period expired 15/8/07.

DISCUSSION:

The main issues are:

- 1. The impact of the proposal on the character of the existing property and surrounding area**
- 2. The impact on the amenity of the adjoining neighbours**

1. The impact of the proposal on the character of the existing property and surrounding area

The proposed front porch would be higher than 3m and so requires planning permission. The design of the porch is keeping with that of the application property and streetscene and so complies with the requirements of Policy D1 and the accompanying Supplementary Design Guidance.

In regards to the rear extension, the proposal would be approximately 3.4m deep and 3.6m wide with a gable end. This would be in character with the design of the original dwelling.

The drawings and application form refer to the new and existing walls to be 'colour washed cement/sand render'. The proposal appears to be to render the whole of the resultant building including the existing structure. The building is not located in a Conservation Area and is not a listed building and therefore permitted development rights normally exist to allow the exterior walls of buildings to be coated with a thin render. Bearing this in mind, it is reasonable to request that the proposed extension when first completed either matches the current building or that of the newly rendered building (if this is the intention) and so a condition agreeing the external materials should be attached.

A gap of at least 1m is maintained from the common boundary with No.30 and so no terracing effect will result from the proposal.

The proposal therefore complies with the design requirements of Policy D1 & D2 and the Supplementary Design Guidance.

2. The impact on the amenity of the adjoining neighbours

The proposed front porch will have no impact on the amenity of adjoining residents due to its location and small scale.

In regards to the rear extension, it is only the adjoining property at No.30 which will be close to the proposal. This adjoining property has already benefited from a single

and two storey rear extensions and so the impact on the rear private garden and rear windows of this adjoining property will be significantly reduced. It should be noted that the site location plan on the submitted drawing does not show the existing rear extension at No.30. There is a first floor side window to No.30 which was originally a bathroom window, and although some light will be lost to this window, a reasonable level will still remain. An original first floor rear bedroom window also exists to No.30, and although the new extension will have some impact on this window, the separation of this window from the common boundary is sufficient to ensure that a reasonable level of light would still remain.

No side windows are proposed to the new flank walls of this extension and it would be reasonable to attach a planning condition requiring any future side windows to require the permission of the Local Planning Authority to ensure the privacy of adjoining neighbours is protected.

Finally, a 'Juliette style' balcony is proposed which would overlook the rear garden of the application property. Although limited oblique views may be possible towards the rear garden of No.30 it is considered that these would be very limited, particularly as there is no platform to the balcony to walk onto. The balcony would therefore not result in any undue loss of privacy to this adjoining neighbour.

The proposal therefore complies with the amenity requirements of Policy D1 and the Supplementary Design Guidance.

CONCLUSION:

The proposal would be in keeping with the character of the parent building and surrounding area and would have no undue impact on the amenity of adjoining neighbours and so complies with the requirements of Policy D1 and D2 and the accompanying Supplementary Design Guidance.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C2.1 Standard Time Limit – 3 Years
2. The tiles to be used in the construction of the extension hereby permitted shall match those used in the existing building. The proposed external finish to the rear extension hereby approved is to be agreed with the Local Planning Authority in writing prior to the commencement of works and shall be implemented in accordance with this approval.

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.

3. Other than the windows shown on the approved drawings to which this planning permission relates, no windows shall be inserted into the side elevations of the first floor rear 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 development plan policies of the Welwyn Hatfield District Plan 2005, 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:

933/02 Rev A (Including Site Location Plan) - received and date stamped 3/07/07

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