

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2007/1008/FP
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NOTATION:

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

SITE DESCRIPTION:

The dwelling is located on a large rectangular shaped site of approximately 14m x 48m, approximately 180 meters from the junction with Burleigh Way.

Kingswell Ride comprises predominately of detached bungalows which were probably built during the inter-war period to similar designs. Over the years a number of these have been extended, however, the roads still comprises of either chalet style bungalows or some in their original single storey form.

The application property was originally built as part of this wider development of bungalows, but at the time of the site visit there had already been changes made to the property which will be discussed in more detail below.

DESCRIPTION OF PROPOSAL:

It is proposed to extend the ground floor to the rear by 3.6m across the full width of the property with a pair of full height double glazed doors in the rear wall.

At first floor level it is proposed to create habitable accommodation by altering the roof configuration which involves increasing the height of the existing ridge line by approximately 0.5metres. In addition part front and part rear gable end walls along with roof extensions to the side roofslopes are proposed. The only new windows at first floor level are shown in the front and rear gable end walls.

This would provide accommodation for 3 bedrooms, and 3 smaller rooms which are likely to be bathrooms.

PLANNING HISTORY:

S6/2005/677/FP - Erection Of Two Storey Rear Extension And Alterations To Roof Including New Dormers – refused 19/07/05

S6/2004/343/FP - Erection Of Rear Extension , Alteration And Extension To Roof And Rear Dormers To Provide Accommodation At First Floor – withdrawn 29/4/04

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:

SD1 Sustainable Development

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

None

TOWN /PARISH COUNCIL COMMENTS

Northaw & Cuffley Parish Council – strongly object.

REPRESENTATIONS

The application was advertised by site and neighbour notification.

Notification expired on 20/8/07. No letters were received.

DISCUSSION:

Introduction

Unauthorised development works have already been carried out to the existing property and this is subject to a separate enforcement appeal. One of the drawings submitted with the application appears to relate to the building in its original form before these works were carried out.

There was no cover letter submitted with this application to explain the intention of seeking planning permission for this proposed scheme which appears to be different from the works that have so far been carried out to this property. In these circumstances it would seem inappropriate to include the words 'retention of' in the description of the proposal as this would clearly not be the case.

It should also be noted that this proposal is almost identical to that of an earlier planning application (S6/2005/677/FP) apart from the side windows at the first floor level being omitted, the main ridge height has been increased, and the height of the side roof projections is higher. In all other respects the current scheme is not significantly different.

It is considered that although the current scheme is different from that which currently exists on the site and different from the previous application, there is no reason why this application should not be processed and considered on its own merits, irrespective of the planning history of the site and the current enforcement appeal.

The main issues are :

- 1) The impact of the proposed design on the character of the existing dwelling and surrounding area.
- 2) The potential impacts to residential amenity to surrounding properties.

- 1) The impact of the proposed design on the character of the existing dwelling and surrounding area.

Policy D2 (Character and Context) of the Welwyn Hatfield District Plan 2005, requires that new works respect the character and context of the location. The proposed extension will significantly alter the overall outline and profile of the existing dwelling, so that the dominating feature of the building becomes the large side roof extensions.

In this case the roof extensions are considered not to be subservient to the roof, by virtue of their excessive length, height, and end dimensions. The resultant building would create a surrogate 'first floor' rather than a converted loft area contained mainly within the original roof space. The lack of fenestration provided on the side of the roof extensions creates large dumb areas that further destroy the original simplicity of the roofline of the property. Furthermore, the lack of setback of the side roof extensions from the front gable and hip means that they protrude well forward of the hip line of the original roof, and so results in an unduly prominent feature, harmful to the visual amenity of the streetscape.

Point 5.2 i) of the Supplementary Design Guidance on residential extensions raises the matter of character, in particular noting that extension should respect the character and design of the dwelling and be subordinate in scale. The existing dwelling has a floor area of 93 m² if scaled from the submitted drawings, to which will be added a further 110m² (of which 80m² is on the first floor) of floor space. This is a further indication that the scale of the proposed extension is not subordinate to the original dwelling, and is thus also not acceptable under point 5.2 i) of the Supplementary Design Guidance.

The materials proposed are specified are tiles for the roof, but it is unclear what is proposed for the side extensions. A mixture of brick and render proposed on the new wall areas although the exact location is unclear from the drawings. These materials are generally acceptable in matching the existing finishes, although clarification in regards to the material used in the proposed roof extensions is required.

In summary, the design of this proposal will alter the style of the building in a way that does not respect the original dwelling and is considered to be at odds with the established character of the streetscene that is predominately of relatively simple hipped roofed bungalows. It is acknowledged that there are examples of chalet bungalows being created by the later addition of for example small side dormers, but they are of a scale that remain subservient to the roofslope and are also not roof extensions, but are indeed dormers.

The streetscape, whilst comprising of a mixture of dwelling styles, does not exhibit any buildings that have been similarly extended with large side roof extensions to this size and scale as proposed in this application.

The proposal therefore fails to comply with the design requirements of Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the accompanying Supplementary Design Guidance (Statement of Council Policy),

2) The potential impacts to residential amenity to surrounding properties.

As the plot has a north-south alignment, some loss of light to adjoining properties is likely to occur to Number 25 (to the west) in the morning and Number 21 (to the east) in the evening from the proposed rear extension and associated roofing, but there would still maintain sufficient sunlight/daylight to these neighbouring properties.

The new first floor windows bedroom facing the front and rear of the site will not create any unreasonable overlooking issues.

In summary, the proposal will not unduly harm the amenity of the adjoining neighbours in terms of sunlight/daylight or from loss of privacy.

CONCLUSION:

In conclusion, the proposed side roof extensions are considered to be an incongruous addition to the existing dwelling as they are of a scale that is out of character with the original property and would dominate the roofslope to an extent which would be unacceptable. This poor design and overdevelopment of the site will be out of keeping with the established character of the surrounding area and streetscene and so is contrary to the design principals outlined in Policy D1 and D2 and the accompanying Supplementary Design Guidance.

RECOMMENDATION: REFUSAL AND REASON

- 1. The proposal would, by reason of its bulk, visual intrusiveness, design and size of side roof extensions, roof arrangement, and lack responsiveness to its surroundings, result in a visually intrusive and incongruous form of development which would be out of keeping with and detrimental to the character and appearance of the subject site and the street scene generally. The proposal is thereby contrary to Policy D1 and D2 of the Welwyn Hatfield District Plan 2005 and the Supplementary Design Guidance February 2005.

REFUSED DRAWING NUMBERS:

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