

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No's:	N6/2007/903/FP & W6/2007/905//EM
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NOTATION:

The site lies within Welwyn Garden City as designated by the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

No.35 Kirklands is a two storey, semi detached, residential dwelling located to the north west of the town centre and on the southern side of the highway. It is a well proportioned rectangular building with a gable roof, side wall and car parking space. The property is positioned in a visibly prominent arch of Kirklands that joins onto Hitherway. The borders of the property are lined with hedges and there is a prominent view of trees surrounding the property. The current visual form of the property is in line with surrounding properties in the area. The current character of the property conforms with the rest of the streetscape and the border of the property is currently laid out with a line of hedges that are adjacent to a side wall of the property.

DESCRIPTION OF PROPOSAL:

It is proposed to demolish the existing side wall and to erect a brick built, single storey extension on the side of the house. The proposed extension would have a flat roof and measure 3.33 metres wide, 6.9 metres deep and 3.15 metres in height. The development would also involve the creation of two new windows to the side and rear of the house and the obscuring of the existing window glass to the side of the property.

PLANNING HISTORY:

None

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Hertfordshire Structure Plan Review 1991 – 2011:

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

REPRESENTATIONS

This application was advertised by means of neighbour notification on 19th June 2007

The notification periods ended on 10th July 2007. No representations were received.

DISCUSSION:

The main issues are:

- 1. Maintaining or enhancing the character and appearance of the area**
- 2. Impact on neighbouring dwellings residential amenity**
- 3. Other Material Planning Considerations**

1. No.35 Kirklands is in Welwyn Garden City is characterised by semi-detached residential dwellings which have moderately large areas of open space in their front and rear gardens. The houses were designed in a formal pattern and currently conform to and respected this pattern.

A single storey side extension is proposed. The proposed side extension would involve the removal of an existing side wall **and hedging** and would span a length that is 500cm greater than the existing dwelling. There are a number of issues to discuss with both elements of the extension so they will be considered separately.

- Firstly, the removal of the existing side wall **and hedge** that work to form an adjacent border would have a detrimental impact on the street scene as they will reduce the appearance of green space in the area.
- Secondly, the proposed side extension would protrude out at an awkward angle onto the border of the property which faces the south side of Kirklands and would encroach into the gap at the side and front of the property line **of the dwelling** and would harm the formal layout within the street scene and will not respect the design of the original dwelling house.

2. The impact of the development on neighbouring dwellings residential amenity is considered in terms of privacy and overshadowing. The proposed extension would accommodate the use of a habitable room that is proposed to be used as a kitchen. However, the windows would face towards the rear of the garden and would therefore not overlook any of the neighbouring dwellings. Whilst the rear of the dwelling house faces south – west, it is considered that the amount of sunlight and skylight blocked by the proposed side extension of this size would not be sufficient to warrant refusal.

3. No other material planning considerations are deemed relevant to this application.

CONCLUSION:

It is considered that the proposed development, by virtue of its design, sitting and scale, will not maintain or enhance the character and appearance of the dwelling house and the surrounding area. However it would not have a significant impact on neighbouring dwellings residential amenity.

RECOMMENDATION for planning application N6/2007/903/FP: REFUSAL

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.

RECOMMENDATION for estate management application W6/2007/905/EM: REFUSAL

REASON

To protect the character and appearance of the property in accordance with the requirements of the Estate Management Scheme.

INFORMATIVES:

None

DRAWING NUMBERS:

APPROVED PLAN NUMBER(S): 01 RECEIVED 26 JULY 07

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