

**WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL**  
**DELEGATED REPORT**

<b>APPLICATION No:</b>	<b>S6/2007/1117/FP</b>
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**NOTATION:**

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

**DESCRIPTION OF SITE:**

The application dwelling is a detached bungalow located on the eastern side of Theobalds Road. The property is set back from the front boundary by approximately 9 metres, which has a low wall. The property has been previously extended and the roof has been altered from being hipped to having a half gable design to the front and rear. The surrounding area is characterised by detached bungalows which originally had hipped roofs and were single storey. Many of the surrounding properties have been altered to have dormer windows and other modest alterations, however, the majority of properties have retained their original character and harmonise with the street scene. The flank elevation of the neighbouring property to the south (no 13) has flank windows to habitable rooms facing the application dwelling. The flank elevation of the adjacent dwelling to the north (no 9) has several windows facing the application dwelling, which include the window to a kitchen/diner.

**DESCRIPTION OF PROPOSAL:**

The proposed development would involve the erection of side extensions to the front and rear of the southern flank elevation. The roof of the main dwelling would be extended above these single storey additions to create larger part gable ended front and rear elevations. To the northern elevation the existing dormer would be extended to have a width of 9.3m. To the southern flank plan of the roof a dormer style addition would be constructed with three segments above the ground floor area which differs in width.

**PLANNING HISTORY:**

S6/2001/1371/FP – Erection of rear extension, ridge extension to rear of roof, installation of two side dormers and extension and conversion of garage to form single storey residential room (revision to planning application

S6/2001/0821/FP) – Granted – 3 December 2001

S6/2001/0821/FP - Erection of rear extension, ridge extension to rear of roof, installation of two side dormers and extension and conversion of garage to form single storey residential room – Refused – 8 October 2001

S6/2005/1056/FP – Single storey side extension – Refused. Appeal dismissed.

S6/2006/1049/FP - Erection of two single storey side extensions incorporating enlargement of roof & extension to dormer and a new dormer window – Refused.

## **SUMMARY OF DEVELOPMENT PLAN POLICIES:**

Hertfordshire Structure Plan Review 1991 – 2011:  
Policy 6 – Settlement Pattern and Urban Concentration

Welwyn Hatfield District Plan 2005:

SD1 Sustainable Development

GBSP1 – Definition of Green Belt

GBSP2 - Towns and specified settlements

R3 - Energy Efficiency

M14 - Parking standards for new developments

D1 - Quality of design

D2 - Character and context

D9 - Access and Design for people with disabilities

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, January 2004

## **CONSULTATIONS**

### **NORTHAW & CUFFLEY PARISH COUNCIL COMMENTS**

The parish council noted that they have concerns that there will be overlooking and loss of privacy for neighbouring properties.

### **REPRESENTATIONS**

One letter of neighbour objection was received 16/08/2007. Period expired 18/08/2007.

Objection was raised over the proposal resulting in a loss of privacy to the adjacent property to the south.

## **DISCUSSION:**

**The main issues are:**

- 1. The impact of the proposed development on the character of the locality**
- 2. The impact of the proposal upon the neighbouring occupiers**
- 3. Other material planning considerations**

1. The proposed development would involve roof alterations and extensions that would be visible from the front of the dwelling. The proposed development would create sections of flat roof to the top of the main roof. The existing part-gabled front elevation would be extended in width by 2.0m. To the side planes of the roof the existing flat roof dormers would be extended in width to be close to the front plane elevation. The proposed dormer additions to the southern plan of the main roof would consist of additions on different roof plans which would complicate the design of this elevation and give it a cramped and awkward appearance. The combination of additions visible within the street scene to the front of the dwelling would make the application dwelling particularly prominent. The application dwelling has had previous extensions which have altered its design, however, the existing building still

retains some key features of the original dwelling. It has been acknowledged that there are variations in the design of properties within Theobalds Road. However, the street scene surrounding the application dwelling comprises mostly detached bungalows with hipped roof and subordinated additions, particularly the stretch of bungalows from number 11 to Station Road. An important feature which these properties have retained is their original roof form and the main ridge of the dwelling and the roof additions have remained subordinate to the main roof. The proposed development would appear prominent and incongruous within the street scene.

The proposed development would have an adverse impact upon the street scene to the detriment of the character and appearance of the locality.

2. To the southern flank of the dwelling extensions which would align the boundary have previously been refused and dismissed at appeal under application S6/2005/1056/FP. The proposed development has attempted to overcome this appeal decision by arranging two projections either side of the neighbouring properties flank windows. Due to the extent of the roof additions above the proposed extensions the impact upon number 13 would be unacceptable and similar to the proposed development within application S6/2005/1056/FP. Although these additions would not necessarily result in a loss of direct sunlight, they would have an overbearing and overshadowing impact which would directly affect the residential amenity of No13's adjacent habitable rooms.

The proposed development would result in further overlooking of the neighbouring dwelling to the north. Although there are existing ground floor windows facing the adjacent property to the north, the proposed development would result in three casements being positioned at roof level. These elevated windows would allow a view downwards into the kitchen/diner and side of the neighbouring property, as a result this adjacent property would suffer an unacceptable degree of direct and perceived overlooking.

The proposed development would have windows that face the adjacent dwelling to the south, but this situation would not be worsened or result in any further loss of privacy.

The proposed development would not have any further impact upon the properties beyond the rear boundary, due to the distance which separates them from the proposal. The proposed extensions would also not exceed the existing rear elevation which would help prevent any further impact.

The proposed development would therefore not comply with the requirements of Policy D1 and D2 of the Welwyn Hatfield District Plan 2005.

3. The application dwelling would retain three off road parking spaces which is considered to be sufficient for a dwelling of the proposed size in this area (zone 4). The proposed off road parking space would comply with the parking standards and Policy M14 of the Welwyn Hatfield District Plan 2005.

The application does not indicate how the proposal contributes to sustainable development or energy efficiency.

The above problems with the proposed development have been discussed with the applicant who raised strong concern over the assessment of the application. Due to pre-application discussions with Officers, the applicant disputed the assessment of the proposal's impact upon the street scene and the extensions impact upon the

adjacent property to the south (no 13). However, the pre-application discussions have been informal and after an in-depth assessment and a site visit it can be concluded that the proposed development would not comply with the relevant policies of the Welwyn Hatfield District Plan 2005.

**CONCLUSION:**

The proposed development would have an adverse impact upon the visual amenities of the street scene and the character and appearance of the locality. The proposed extensions would have an adverse impact upon visual amenities of neighbouring properties and the residential amenities of the adjacent properties.

**RECOMMENDATION: REFUSAL AND REASONS**

- 1 The proposed roof enlargement and side dormer windows would result in a visually intrusive and bulky form of development which would be out of keeping with, and detrimental to, the character and appearance of the existing dwelling and would adversely affect the character of the surrounding area. The proposal is therefore contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.
- 2 The proposed development would adversely affect the amenity of the occupiers of the adjoining property at No.9 by reason of the proposed windows at roof level facing north and consequent loss of privacy. The proposal would not therefore achieve an adequately high standard of environment and would be contrary to the provisions of Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.
- 3 The proposal would adversely affect the amenity of the occupiers of the adjacent property (No. 13 Theobalds Road) by reason of overdevelopment on this site. This development would have an overbearing impact on neighbouring occupiers and also would result in a significant loss of light to habitable rooms of this property. This is contrary to the Policies D1 and of the Welwyn Hatfield District Plan 2005

**INFORMATIVES:**

None.

**DRAWING NUMBERS:**

Site Location Plan & Location Plan 1:1250 both date stamped 24 July 2007 & Plans and Elevations 1:100 DWG 1/1 REV.2 date stamped 5 September 2007.

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