

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

<b>APPLICATION No:</b>	<b>S6/2007/1207/FP</b>
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**NOTATION:**

The site lies within the Metropolitan Green Belt as designated in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

The application property consists of a detached bungalow which is set back from the road with a gravel driveway. The property is located on the south side of the ridgeway and occupies a rectangular plot which is approximately 15m wide and 90m deep.

The existing property is part of a group of individually designed built dwellings along this part of The Ridgeway and is finished in a painted yellow render below a pitched plain tile roof.

The rear garden falls away towards the south with distant views of open countryside beyond.

**DESCRIPTION OF PROPOSAL:**

The application seeks full planning permission for the reconfiguration of the existing first floor accommodation which is currently contained wholly within the roofspace.

The extent of the changes is likely to require the complete removal of the roof to allow the increase in headroom and for the addition of a fourth bedroom. The original footprint of the building is to remain unaltered and the height of the new ridgeline is to be slightly lower at approximately 7.3m compared with 7.7m. The new first floor accommodation will also be contained wholly within the roofspace, apart from the introduction of a new rear gable wall.

Changes to the ground floor relate to a change of fenestration of the front entrance detailing which involves relocating the door centrally with windows either side. Other elevational changes include the creation of patio doors to the dining area and a slight adjustment to the existing study window. Some of the internal wall partitions are to be reconfigured.

**PLANNING HISTORY:**

E/746/54 – Bungalow and Private Driveway – granted 22/7/54

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Planning Policy  
PPG2 – Green Belts

Hertfordshire Structure Plan Review 1991 – 2011:  
Policy 5 – Green Belt

Welwyn Hatfield District Plan 2005:

SD1 Sustainable Development  
GBSP1 – Definition of Green Belt  
RA1 – Development in the Green Belt  
RA3 – Extensions to Development in the Green Belt

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**

None

## **TOWN/PARISH COUNCIL COMMENTS**

Northaw & Cuffley Parish Council – do not object

## **REPRESENTATIONS**

1 letter of comment from the adjoining owner at No.55 requesting a planning condition for any flank windows to be obscured glazed and not to open below 1.7m

## **DISCUSSION:**

The main issues are:

1. **Green Belt Policy**
2. **The impact of the proposals on the character of the existing dwelling and surrounding area**
3. **The impact of the proposal on the amenity of adjoining neighbours**
4. **Parking**
5. **Other Matters**

### 1. Green Belt Policy

Policies PPG2, Policy 5 of the Structure Plan and Local Plan Policies RA1 & RA3 are relevant. RA 3 refers to extensions to dwellings in the Green Belt and requires extensions not to be disproportional to the original dwelling when considered with existing or approved extensions.

The original dwelling is the property which was built following planning permission granted in 1954 (see file for copy of approved design drawing). The property has been altered since this time, as first floor accommodation has been added. No planning permissions exist for this, however, an inspection of the building reveals that the only main changes have been the addition of dormers which could have been achieved through permitted development rights in the past.

The current proposal, would increase the existing floorspace by approximately 80% which is not a proportional increase compared to the original dwelling. A comparison of floorspace is not the only tool to make an assessment in regards to the impact the proposal would have on the openness of the Green Belt, as scale, mass and bulk are also an important consideration as well as the overall design.

The proposal would still use the resultant roofspace for the new first floor accommodation, albeit in reconfigured style. The main visual impact would result from the new rear gable wall. However, when taking into account that the height of the new roof would be slightly less than the original and that the increase in bulk and mass would still be proportion, the overall impact on the openness of the Green Belt would be acceptable.

The proposal therefore complies with these Green Belt Policies.

2. The impact of the proposals on the character of the existing dwelling and surrounding area

Policy D1 and D2 is relevant, along the Supplementary Design Guidance. The design of the proposal would reflect the character of the existing dwelling and would be in keeping with the streetscene, however, it would be reasonable to attach a planning condition for the approval of the roof tile for the new roof.

The proposal therefore complies with these design requirements.

3. The impact of the proposal on the amenity of adjoining neighbours

Policy D1 and the Supplementary Design Guidance (SDG) is relevant. There are slight changes to the ground floor fenestration, however, these would not result in additional windows and the functional use of these would be very similar. These changes would also be in the existing structure and so could be carried out under permitted development.

In regards to the new roof, a side dormer is proposed for an ensuite bathroom which would look towards the flank wall of No.59 which also has 2 small flank wall first floor windows. Bearing in mind that a dormer already exists in a similar location and that the new dormer can be conditioned to have obscure glazing and being incapable of opening below 1.7m, it is considered that this would not result in any loss of privacy to the adjoining neighbour.

In regards to the rooflights, these serve ensuite bathrooms and bedroom 3. All these can be conditioned in a similar manner as the windows to the bedroom is only a secondary one.

Turning to the impact of the proposed increase in mass and bulk, this would have limited impact on the amenity of the adjoining neighbours at No. 55 & 59 as the increase in roof height is slight and the rear gable wall would not extend significantly beyond the rear elevations of these neighbouring dwellings. The proposal would therefore not appear unduly over dominant or over bearing to Nos. 55 & 59.

The proposal therefore complies to the amenity requirements of Policy D1 and the SDG.

#### 4. Parking

There is parking for 3 or more cars and so the addition of a fourth bedroom would be acceptable and comply with the Parking Standards in the Supplementary Planning Guidance.

#### 6. Other matters

Policy D1 and D2 is relevant, along the Supplementary Design Guidance. The extent of the demolition is not entirely clear and the application is for extensions rather than a replacement dwelling. The applicant, however, confirmed on site that it is likely that the whole roof will need to be removed, and although this would be acceptable, it will be necessary to ensure that sufficient ground floor structure remains intact so that the character of the original building is retained. A planning condition to clarify the extent of the demolition would therefore be reasonable.

### **CONCLUSION:**

Although the increase in floor space is not proportional to the original dwelling, the design has carefully insured that the impact on the Green Belt has been kept to a minimum by restricting it to the roofspace and so the proposal is acceptable.

### **RECOMMENDATION: APPROVAL WITH CONDITIONS**

#### **CONDITIONS:**

1. C.2.1 Standard Time Limit – 3 years
2. No development shall take place until a sample of the roof tile to be used in the construction of the new roof of the extensions hereby permitted has been submitted to and approved in writing by the local planning authority. The development shall be implemented using the approved material. Subsequently, the approved materials shall not be changed without the prior written consent of the local planning authority.

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 (including rooflights) shall be inserted into the new side roof slopes of the 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.

4. The proposed first floor side dormer and 3 rooflights in the side roof slopes of the proposed building shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened below a height of 1.7 metres above floor level, and shall be retained in that form thereafter.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

5. Prior to the commencement of works, drawings showing the extent of demolition are to be submitted to the Local Planning Authority and are to be agreed in writing. The development shall then be implemented in accordance with the agreed details.

REASON: To ensure that the proposal retains sufficient original features of the existing dwelling and to comply with the requirements of Policies RA3 and D1 along with the Supplementary Design Guidance (Statement of Council Policy).

**SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:**

The proposal has been considered against PPG2 and development plan policy 5 of the Hertfordshire Structure Plan Review 1991 - 2011 and policies SD1, GBSP1, RA1, RA3, R3, M14, D1, D2 & D9 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:**

8529/P/002 (including 1:1250 Site Location Plan) & 8529/S/001 Rev A both received and date stamped 08/08/07

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