

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	W6/2007/1397/EM
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NOTATION: The site lies within a conservation area in Welwyn Garden City as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE: 24 Rooks Hill is a semi detached residential dwelling located to the south of the town centre and on the southern side of the highway.

DESCRIPTION OF PROPOSAL: It is proposed to relocate the existing garden wall, replace the kitchen door with a window and replace a garage window with a door. It is also proposed to erect a single storey extension at the rear of the property. The proposed extension would feature a parapet roof and would measure approximately 4.8 metres wide, 3.2 metres deep and 3.3 metres tall.

PLANNING HISTORY: Loft Conversion and 2 No. Velux Windows – Approved
23/02/2005

CONSULTATIONS: None

TOWN/PARISH COUNCIL COMMENTS: None

REPRESENTATIONS

The application was advertised by neighbour notification and the notification period ended on 12 October 2007. No representations were received.

DISCUSSION:

The main issues are:

- 1. Maintaining the character and appearance of the property and surrounding area**
- 2. The impact of the proposed development on the amenity of neighbouring properties**
- 3. Other Material Considerations**

1. Rooks Hill is characterised by the presence of modestly proportioned semi detached residential dwellings. It is proposed to erect a single storey extension at the rear of number 24 Rooks Hill. The proposed extension, which would feature a parapet roof would be of an appropriate scale and design and would not be visible from the frontage of the property as it would be largely obscured from view by fencing that is located on the rear property line of the application site. It is also proposed to relocate the existing garden wall, replace the kitchen door with a window and replace a garage window with a door. It is considered that the proposed alterations would be in keeping with the property and the proposed developments would therefore sufficiently maintain the character and appearance of the application site and surrounding street scene.

2. The impact of the proposed extension on the amenity of neighbouring dwellings is measured in terms of the impact on the day/sun/sky light, privacy and overshadowing. The proposed extension would be south facing and would be located in close proximity to a neighbouring property at number 22 Rooks Hill. It is considered that the proposed extension at a depth of 2 metres near the neighbouring property would cause a loss of sunlight to the primary kitchen window on 22 Rooks Hill during the early hours of the morning until mid day. However, this would not be detrimental to an extent that would warrant refusal.

The windows and doors on the proposed extension would be largely obscured by fencing that is located on the property line of the dwelling and would not cause a loss of privacy to neighbouring dwellings. It is therefore considered that the proposed extension would sufficiently maintain the residential amenity of its neighbouring properties. It is also considered that the proposed replacement of the kitchen door with a window and replacement of the garage window with a door would not impact on the amenity of neighbouring dwellings.

3. None

CONCLUSION:

The proposed development would sufficiently maintain the character and appearance of the area and would not impact on the amenity of neighbouring dwellings to an extent that would warrant refusal.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

- 1) EM01a
- 2) EM02
- 3) EM03

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against the Estate Management Scheme and it is considered that it does not have an unacceptably harmful impact on the residential amenity or character of the area in which it is located. It is therefore in compliance with the Estate Management Scheme.

INFORMATIVES: None

DRAWING NUMBERS:

APPROVED PLAN NUMBERS 01 & 100.05 RECEIVED 20 SEPTEMBER 2007 & 100.058 & 100.0581 RECEIVED 21 NOVEMBER 2007.

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