

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

<b>APPLICATION No:</b>	<b>S6/2007/1498/FP</b>
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**NOTATION:**

This site is located within the specified settlement of Cuffley as outlined in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

The application site is located on the west side of Theobalds Road and consists of a detached bungalow with a rear garden and hardstanding to the front. The surrounding area and street scene are residential in character and contain several similar dwellings in respect of both size and appearance. The application site measures approximately 13m width x 55m length. The front of the dwelling is set back approximately 10m from the highway. The dwelling features a hipped roof and is finished in white painted render with concrete roof tiles and white PVC windows.

**DESCRIPTION OF PROPOSAL:**

This application seeks full planning permission for the erection of a first floor extension and a side extension.

The proposed side extension measures 2.6m width x 14.6m depth and would be constructed against the boundary with No.34 to the north of the application site. The proposed side extension would be in line with the front and rear elevations of the existing bungalow. The side extension would provide for a single garage, en-suite bathroom, and extended dining room and lounge.

It is proposed to increase the ridge height from approximately 5.8m to 6.8m and convert the existing hipped roof to a gabled roof with. Three further bedrooms, an en-suite and a family bathroom would be provided within the roof space.

**PLANNING HISTORY:**

S6/2000/0993/FP - Loft Conversion with Dormer Windows (G)  
S6/1998/0920/FP - Erection of a Single Storey Side Extension (G)  
S6/1990/0434/FP - Single Storey Rear Extension (G)

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Planning Policy:

PPS1 – Delivering Sustainable Development

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:

GBSP2 Towns and Specified Settlements

D1 Quality of Design

D2 Character and Context

M14 Parking Standards for New Developments

SD1 Sustainable Development

R3 Energy Efficiency

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 – None

## **REPRESENTATIONS**

The application was advertised by neighbour notification letters.

Notification expired 7 November 2007

One letter of representation was received objecting to the proposals on grounds that the extension would be built up to the site boundary and therefore would not be in keeping with the spacious character of the area and that the extension built up to the boundary would result in loss of light amenity to No. 34 Theobalds Road.

## **DISCUSSION:**

The main issues are:

1. D1 Quality of Design
2. D2 Character and Context
3. SD1 Sustainable Development
4. R3 Energy Efficiency

### **1. D1 Quality of Design:**

National Planning Guidance PPS1-Delivering Sustainable Development requires planning authorities to plan for high quality design which is appropriate in its context. Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 respectively require high quality design in all new development and for proposals to respect and relate to the character and context of their location. The proposed scheme fails these tests and would result in a scheme at odds with the general form of development.

A number of properties within Theobalds Road have extensions and loft conversions, but none within the immediate vicinity of the application dwelling.

The dwellings No.34 – No.56 are bungalows of a similar design, displaying a unity of form which is pleasing. By and large these properties retain their original form and scale, particularly when viewed from the street. Two recently constructed bungalow at No.32 and No.32a have been designed to incorporate hipped roofs that are in keeping with the existing bungalows. Rooflines facing the street are clean simple and uncluttered. No.30 Theobalds Road features a half hipped gabled roof similar to the proposed. However, No.30 is located around a bend in the road and is a significant distance apart from the application site to not be considered within the same location. Furthermore the roof alterations at No.30 did not result in an increase in the ridge height.

The proposed extension and in particular the increase in ridge height has not been designed to compliment and reflect the character of the existing building and the street scene. The introduction of a gable to the front of the roof would be uncharacteristic of the immediate street scene and would be prominent in views along parts of the street.

The design is unbalanced with the roof above the proposed garage having a particularly awkward appearance. The proposed first floor window does not relate to ground floor fenestration.

It is proposed to construct the extension hard up to the site boundary with No.34 with no set back from the front elevation. The garage roof would be approximately 4.5m in height on the boundary. This is uncharacteristic of the area by virtue of scale and roof design. The lack of separation and the height of the proposed extension would have a detrimental impact on light amenity to the windows on the south elevation of No.34 Theobalds Road.

The extension and roof enlargement would be out of scale with the original bungalow and would introduce additional bulk and mass to the existing bungalow, which would not appear subordinate to the original dwelling. The introduction of a gabled roof and the increased height of the ridge would result in a dominant and incongruous feature in the street scene and be detrimental to the established character of the immediate area. The proposal therefore fails to comply with Policy D1 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance, February 2005 (Statement of Council Policy).

## **2. D2 Character and Context:**

Policy D2 requires proposal to either maintain or enhance the character of the area. For reasons described above, the extension would result in a development out of scale with the original dwelling and visually over prominent within the streetscene. The extension would not be in keeping with the adjoining dwellings. The proposal therefore conflicts with Policy D2 of the Welwyn Hatfield District Plan 2005 and the accompanying Supplementary Design Guidance (Statement of Council Policy) Supplementary Design Guidance.

## **3. SD1 Sustainable Development:**

The applicant has not submitted a statement assessing the proposals against the sustainability checklist contained within the Supplementary Design Guidance. Therefore, there is a limited amount of information regarding the impact of the proposals in terms of sustainability.

**4. R3 Energy Efficiency:**

There is a limited amount of information regarding the Energy Efficiency of the proposals.

**CONCLUSION:**

The proposed extension fails to respect the design and character of the existing dwelling and its location. As such, it fails to comply with the purpose and intent of Policy D1 and D2 of the Welwyn Hatfield District Plan 2005 and the accompanying Supplementary Design Guidance 2005 (Residential Extensions).

**RECOMMENDATION: REFUSAL AND REASON (S)**

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

1. The proposals by reason of their scale, mass and incongruous design would adversely affect the character of the existing dwelling and the character of the immediate street scene. The proposed increase to the height of the ridge and the introduction of a gable to the front elevation would create a roofscape which is unduly dominant within the streetscene. The design of the front elevation would be unbalanced with the roof above the proposed garage having a particularly awkward appearance. The proposals are therefore contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance (Statement of Council Policy).
  
2. The lack of separation and the height of the proposed extension would have a detrimental impact on light amenity to the windows on the south elevation and thereby occupiers of No.34 Theobalds Road contrary to Policies D1 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance (Statement of Council Policy).

**INFORMATIVES:**

None

**DRAWING NUMBERS:**

2 & 3 & 6A & 7 & 8 & 9

Date Stamped 12/10/2007

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