

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2007/1545/FP
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NOTATION:

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

DESCRIPTION OF SITE:

The site is located on the eastern side of Northaw Road East on a rectangular shaped plot.

It contains a detached bungalow constructed of brickwork and tiles with rendered elevations. The roof design is hipped and there is a detached garage with pitched roofline to the side (south) elevation of the property.

The street scene contains a number of detached bungalows, some of which have been subject to additions/extensions and roof alterations. To the south beyond Theobalds Road, the properties on the eastern side of Northaw Road East are generally two storey properties.

DESCRIPTION OF PROPOSAL:

The application seeks full planning permission to convert the existing loft space to habitable accommodation including the insertion of one hipped roof dormer window within the front roofslope to provide for two additional bedrooms within the roofspace

It is also proposed to erect a two storey rear extension incorporating a roof enlargement to provide for an additional bedroom at first floor level and an extension to the kitchen/dining area.

The double storey rear extension would have dimensions of 2.5 metres in depth by 8.2 metres in width and be finished with a hipped roof design.

PLANNING HISTORY:

S6/2007/0333/FP – Erection of single storey rear extension – granted not implemented.

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Hertfordshire Structure Plan Review 1991 – 2011:
None

Welwyn Hatfield District Plan 2005:
SD1 Sustainable Development

GBSP2 - Towns and specified settlements
R3 - Energy Efficiency
M14 - Parking standards for new developments
D1 - Quality of design
D2 - Character and context

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005
Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, January 2004

CONSULTATIONS

Hertfordshire Highways have no objections to the proposals.

TOWN/PARISH COUNCIL COMMENTS

Northaw and Cuffley Parish Council – Have no objections to the proposed development

REPRESENTATIONS

None. Period expired 13/11/2007.

DISCUSSION:

The main issues are:

- 1. Design and Impact on Character of Street Scene**
- 2. Impact on Neighbouring Amenity**
- 3. Parking**
- 4. Other Issues**

Design and Impact on Character of Street Scene

National Planning Policy Guidance PPS1-Delivering Sustainable Development requires planning authorities to plan for high quality design which is appropriate in its context.

Policies D1 (Quality of Design) and D2 Character and Context are both relevant, in addition to the material contained within the Supplementary Planning Guidance.

Policy D1 requires all new development to be of a high quality of design incorporating the design principles of the District Plan & Supplementary Planning Guidance. The architecture of new development should contribute to the quality of design in the district, be appropriate to the setting and context of the area and be of the highest quality.

Policy D2 requires that all new development respects and relates to the character and context of the surrounding area. It should be sensitive to the surrounding developments and seek to enhance key characteristics which contribute to the architectural quality.

PPS1 (Sustainable Development) states that:

Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.

Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.

There have not been any modifications and/or additions to the property and as such the original low density design of the bungalow with a hipped roofline is still apparent.

The street scene contains a number of bungalows, some of which have been subject to additions/extensions including loft conversions including roof alterations and dormer windows. The property at 43 Northaw Road East had planning permission granted for a side and rear extension and alterations to roof with front and rear dormer windows (S6/2003/376/FP). Also, planning permission S6/2004/694/FP was granted at 38 Northaw Road East for a side and rear extension and loft conversion incorporating front and side dormer windows and rear opening first floor windows and 34 Northaw Road East (S6/2003/1588/FP) for a single storey rear extension and loft conversion with dormer windows. Both properties are directly opposite the site in question and it is therefore considered that the street scene within the vicinity of the property has already been altered in terms of character and design from low density bungalows to extensions similar to that proposed as part of this application.

It is acknowledged that the proposal would alter the existing character of the bungalow by extending the existing roofline to the rear and creating a gabled end. However, the proposed extensions are not considered to be as substantial and bulky as those within the immediate vicinity. The properties directly opposite the site in particular have various dormer windows within each elevation.

The proposed dormer window maintains a hipped roof design and has been set below the existing ridgeline, is subservient to the existing roof and has been set in by at least 1 metre (2 metres from the bottom of the dormer) from both flank walls. This complies with Section 5.2 of the Supplementary Design Guidance 2005.

The construction materials would consist of brick and tiles to match the existing building and character of the surrounding area and consequently complies with the design requirements of Policy D1 and the accompanying Supplementary Design Guidance (Statement of Council Policy).

The extension has been set in by the minimum requirement of 1 metre from the common boundary, however due to the spacing of buildings within the locality of the site; it is considered that a greater separation distance should be maintained to reflect the existing spacing within the street scene. Consequently, this does not comply with Section 5.2v of the Supplementary Design Guidance 2005 and Policy D2 of the Welwyn Hatfield District Plan 2005.

Impact on Neighbouring Amenity

The properties most impacted on by the development would be the adjoining sites at 43 and 47 Northaw Road East.

The adjacent property at 43 Northaw Road East has an existing single storey side and rear extension on the boundary, which has a depth of approximately 4 metres from the original building line. It is therefore considered that the proposals at 45 Northaw Road East would not have a detrimental impact on residential amenity as although the extension is two storeys, it would only protrude an additional 2.5 metres to the rear, which is short of the existing extension at 43 Northaw Road East.

The property at 47 Northaw Road East is separated by an existing driveway (a distance of approximately 5 metres) and consequently the proposed extensions, taking into account the demolition of the existing detached garage on this elevation and the separation distance, are considered to be acceptable. The rear projection of 2.5 metres is not considered to be dominant, overbearing or cause substantial loss of sunlight/daylight to the occupiers of 47 Northaw Road East.

Also, the proposed front dormer window and rear first floor window are not considered to cause unacceptable overlooking as views would be predominantly towards the street scene and rear garden. The rooflights within the side elevations would not create any additional overlooking.

Consequently, the extension would not have a detrimental impact on residential amenity to comply with Policy D1 and the material contained within the Supplementary Design Guidance 2005.

Parking

Cuffley is located within Zone 4 as designated within the Supplementary Planning Guidance-Parking Standards. It is specified that a dwelling containing 4+ bedrooms within this location should provide for a maximum of 3 car parking spaces. The application form states that one car parking space within the garage would be lost as part of the development. However, three spaces are available on site, which is considered adequate and in compliance with the revised parking spaces and complies with Policy M14 of the Welwyn Hatfield District Plan 2005.

Other Issues

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

CONCLUSION:

The proposed two storey rear extension has been designed to reflect the character of the street scene to comply with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

The proposed extensions and loft conversion would not have a detrimental impact on residential amenity to adjacent occupiers to comply with Policy D1 of the Welwyn Hatfield District Plan 2005 and the material contained within the Supplementary Design Guidance 2005.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

- 1) C.2.1 – Time limit
- 2) C.5.2 – Matching materials

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP2, SD1, R3, D1, D2 and M14), 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:

Site Location Plan & mp.26325 & mp.25 & mp. 245 & mp.246 and date stamped 22 October 2007.

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