

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2007/1627/FP
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NOTATION:

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

DESCRIPTION OF SITE:

The application site comprises of an end of 2 storey terrace dwelling which is part of a new wider development. The existing dwelling has a single detached garage and a side and rear garden which adjoins the rear gardens of the neighbouring dwellings built in the same housing development.

DESCRIPTION OF PROPOSAL:

The application seeks full planning permission for the erection of a single storey side and rear extension.

The side extension would be 3.9m wide and 8.2m deep and would provide an extra ground floor bedroom, bathroom and playroom.

A rear extension would be 3.8m deep and 5.4m wide and would provide an extension to an existing lounge area.

The proposed walls are to be finished in a similar red stock facing brick with a buff feature course to the existing and the roof in red concrete pantiles.

PLANNING HISTORY:

S6/2003/656/DE - Erection of 88 new dwellings with associated access road and garages and parking areas - granted 26/2/04

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy

PPS1 - Delivering Sustainable Development

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

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

None received.

REPRESENTATIONS

This application has been advertised and 2 representations have been received from adjoining neighbours.

Period expired 29/11/07.

1 letter from No.11 advises that there are no objections and the other from No.15 objects due to the impact of the proposed rear extension on the ground floor rear kitchen window and garden due to the loss of daylight and view and that the proposal will enclose No.11. Also the scale of the proposal is not subordinate to the original dwelling and does not compliment the character of the terrace.

DISCUSSION:

The main issues are:

- 1. The impact of the proposal on the character of the existing dwelling and the surrounding area.**
- 2. The impact of the proposal on the amenity of adjoining neighbours.**
- 3. Parking**

1. The impact of the proposal on the character of the existing dwelling and the surrounding area.

Policy D1 and D2 are relevant along with the guidance contained within the Supplementary Design Guidance (SDG) and PPS1.

The application property is part of a new housing development which has a reasonably high density of housing units. The application property has a reasonably wide side garden of approximately 6m and also a rear garden with a maximum depth of 15m, compared to other dwellings which adjoin this site with only rear gardens of approximately 6.5m in depth.

The proposed side extension would still maintain a gap of 2m from the side boundary with the neighbouring properties in Buttercup Close and the rear extension would still leave a good sized garden for this type of housing development. The design of the extensions would with matching materials not be out of character with the surrounding area or terrace.

The size of the side extension was a concern on the original drawings submitted, however, the revised drawings have reduced the width by approximately 1m, and although the proposal would significantly increase the ground floor accommodation, when considered with the total floor area of the dwelling including the first floor, the extensions would still appear subordinate in scale.

Subject to a planning condition requiring the approval of materials the proposal complies with the design requirements of Policy D1 and D2 and the SDG.

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

Policy D1 and the SDG are relevant and PPS1.

Concerns have been raised by the adjoining neighbour at No.15 in regards to the impact of the single storey rear extension on the rear ground floor kitchen window and rear garden. The proposed extension will project approximately 1.8m beyond the rear wall of No.15. Taking into account that No.15 is south of the proposed extension and the limited depth of projection of the extension (which has a hipped roof), it is considered that there will be no significant loss of either sunlight/daylight to this adjoining neighbours kitchen window or rear garden. Although the flank wall of the proposed extension is likely to be visible from this neighbours kitchen window and rear garden, it is considered that it would not appear overbearing.

The visual impact from the rear garden to No.26 Buttercup Close was. However, considered to be a concern bearing in mind the shallow depths of these neighbouring gardens at 6.5m. The revised drawing has increased the separation distance from the side boundary with these neighbours, and on balance, it is now considered that the side extension will not appear overbearing or over dominant. A planning condition would be reasonable requiring the side window to what appears to be a bathroom to be obscure glazed and non-opening below 1700mm above floor level. A further condition to prevent the addition of more side windows would be reasonable due to the very limited depths to the rear gardens of Buttercup Close which only rely on a close boarded fence for screening.

The proposal therefore complies with the amenity requirements of Policy D1 and the SDG and PPS1.

3. Parking

Policy M14 and the Supplementary Design Guidance are relevant and PPG13.

Although the drawing shows a bedroom in the proposed side extension, it would be difficult to justify withholding planning permission due to the provision of not providing an additional space where it could be argued that a ground floor room does not always function as a bedroom. Parking provision, although not generous in this location and development, generally does not appear to be at present an issue.

The proposal therefore complies with the parking requirements of M14 and PPG13.

CONCLUSION:

The proposed development complies with the design and amenity requirements of Policy D1 and D2 and the Supplementary Design Guidance.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C.2.1 - Standard Time Limit - 3 years
2. C.5.1 - Matching materials.
3. The side window to the bathroom of the proposed extension facing the rear boundary of the properties in Buttercup Close 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 and Planning Policy Statement 1.

4. Other than the windows shown on the approved drawing to which this planning permission relates, no windows shall be inserted into the ground floor side elevation of the approved extension facing the rear boundary of the properties in Buttercup Close of the development 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 and Planning Policy Statement 1.

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against development plan policies SD1, GBSP2, 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:

4440 Rev 2 (including Site Location Plan) received and date stamped 14/12/07

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