

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2007/1648/FP
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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 front and rear garden. 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 12m width x 53m length. The front of the dwelling is set back approximately 8m from the highway. The dwelling features a hipped roof and is finished in painted render, painted brick quoins, concrete roof tiles and white PVC windows. The dwelling has been previously extended by way of alterations to the roof including a dormer.

DESCRIPTION OF PROPOSAL:

This application seeks full planning permission for the erection of a single storey front extension.

The proposed extension measures 5.5m width x 1.2m depth and would replace the existing bay window and porch. The proposed extension would have a part flat roof 3m in height and part hipped roof above the proposed porch 4.3m in height. It is proposed to finish the flat roof with felt covering and the pitched roof with tiles to match existing. The window and door would be constructed from white PVCu.

PLANNING HISTORY:

S6/1999/0271/FP - Erection of Detached Garage (Withdrawn)

S6/1999/0702/FP - Erection of Detached Garage (Granted)

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Planning Policy:

PPS1 – Delivering Sustainable Development

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:

D1 Quality of Design

D2 Character and Context

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 3 December 2007

No letters of representation were received

DISCUSSION:

The main issues are:

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

1. D1 Quality of Design and D2 Character and Context

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 most retain their original frontage at ground floor including the original bay window and arch over the porch displaying a unity of form which is pleasing. The proposed extension has not been designed to compliment and reflect the character of the existing building and its location. In particular the introduction of a flat roofed extension to the front of the dwelling would be uncharacteristic of the immediate street scene. The existing bay window and arched entrance are original features intrinsic to the character of the dwelling. Their loss would have a negative impact in design terms and a negative impact on the character and context of the area. The proposal therefore fails to comply with Policy D1 and D2 of the Welwyn Hatfield District

2. 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.

3. 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 proposed extension has not been designed to compliment and reflect the character of the existing building and its location. In particular the introduction of a flat roofed extension to the front of the dwelling would be uncharacteristic of the immediate street scene. The existing bay window and arched entrance are original features intrinsic to the character of the dwelling. Their loss would have a negative impact in design terms and a negative impact on the character and context of the area. 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).

INFORMATIVES:

None

DRAWING NUMBERS:

Site Location & 1 & 2A & 3

Date Stamped 2/11/2007

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