

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2007/1766/FP
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NOTATION:

The site lies within a Green Belt area as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The site is located on the western side of Kentish Lane which is characterised by fairly large detached dwellings on spacious plots. The surrounding properties vary in design and style. The existing site is characterised by a vehicular access to the right of the frontage with the remaining frontage screened by a hedge. A lawn and singular magnolia tree provides landscaping to the front. The dwelling comprises a thatched dwelling with part render, part timber clad walls. To the rear of the site, approximately 5 metres away from the rear of the dwelling is a detached single storey garage. Land levels gently increase from the rear of the dwelling to the rear boundary. The garden is screened to the flank boundaries with a mixture of close boarded fencing and landscaping.

DESCRIPTION OF PROPOSAL:

The proposed development would involve the demolition of the existing house and detached garage and the erection of a replacement house with an integral garage. The proposed dwelling would have a relatively low height with the first floor accommodation within the roofspace. The proposal would measure a maximum of 13.3m in width by 10.6m in depth with a crown roof to a maximum height of 7.5m.

PLANNING HISTORY:

S6/2007/0537/FP – Erection of a single dwelling with integral garage following the demolition of the existing dwelling and detached garage – Withdrawn.

S6/2007/1045/FP – Erection of a replacement dwelling – Withdrawn.

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy

PPS1: Delivering sustainable development

PPG2: Green Belts

PPG13: Transport

Hertfordshire Structure Plan Review 1991 – 2011:

None.

Welwyn Hatfield District Plan 2005:

SD1 - Sustainable Development

GBSP1 - Definition of Green Belt

RA4 - Replacement dwellings in the Green Belt
R3 - Energy Efficiency
M14 - Parking standards for new developments
D1 - Quality of design
D2 - Character and context
D8 - Landscaping
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

Hertfordshire Highways – No objection

Thames Water – No objection

The Environment Agency – No objection

TOWN/PARISH COUNCIL COMMENTS

No comment received.

REPRESENTATIONS

None. Period expired 19 December 2007.

DISCUSSION:

The main issues are:

- 1. The proposal's impact upon the character and appearance of the locality**
- 2. The proposal's impact upon the adjoining occupiers**
- 3. The proposal's impact upon the openness of the Green Belt**
- 4. Other Material Planning Considerations**

1. The application site is within an area that comprises detached dwelling of individual designs. The variation within the surrounding street scene gives some flexibility to the design of the proposed replacement dwelling.

The existing dwelling is thatched, timber cladding and render. Although the dwelling has some charm and character, it is not considered worthy of protection and does not fall within a conservation area. Through a consultation with the previous application, English Heritage did not raise an objection to the demolition of the existing dwelling.

The proposed dwelling would be sited on a similar footprint as the existing dwelling and would not sit forward of the foremost position of the existing dwelling. The proposed dwelling would retain a distance of 19m from the front boundary, this distance would help prevent the proposed dwelling from appearing prominent within the street scene.

The proposed dwelling would have a maximum height 0.6m below the ridge height of the existing dwelling. Due to the variations in the street scene and distance between properties within the locality, the proposed eaves and roof height would be acceptable.

The proposed dwelling would retain an appropriate spacing from the flank boundaries of the plot. Although the proposed dwelling would be closer to the flank boundaries

than the existing dwelling the proposal would retain a low eaves level and not dominate the plot's width. The proposed distance to the flank boundaries would exceed the minimum of 1m as detailed with the Design Guidance and an appropriate distance would be retained between the application dwelling and neighbouring properties.

The proposed dwelling would have an individual design and subject to the approval of suitable materials, it would not appear particularly prominent within the street scene and would not have an adverse impact upon the character and appearance of the locality.

2. There are no proposed first floor flank windows and the proposed development would not result in any further overlooking. The adjacent property to the south west (no 35) is the closest dwelling to the proposal. Although the elevation facing number 35 would increase in depth, due to the separation distance between the two dwellings and landscaping to the boundary, it is considered that the replacement would not result in a detrimental impact upon amenity. The proposal would not interfere with a 45° line drawn from number 35 nearest window and would not result in a significant loss of light to this property. The distance to the adjoining dwelling to the north is such that there would be no impact. There are no properties within close proximity to the rear boundary and the proposal would not have any further impact upon this area of land. There would be sufficient rear garden space to accommodate private amenity area (measuring approximately 16 x 33 metres).

The proposed development therefore would comply with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

3. The existing dwelling has not been previously extended and has its permitted development rights intact. When the proposed dwelling is compared with the existing, the increase in floor space would be approximately 28%. The proposed dwelling would have a lower ridge height than the existing dwelling and would not appear particularly dominant or bulky. The proposal would involve the demolition of the existing garage outbuilding and the construction of a single building. The existing outbuilding is large with a ridge height of over 4m. As the proposal would involve a single building it would reduce the spread of development on the plot. The proposal would also not extend beyond the rear of the adjacent dwelling.

It has been acknowledged that the current district plan Green Belt Policy for replacement dwellings stipulates that the replacement should be no larger than the original. However, the proposed replacement dwelling would compact the development on site by creating an integral garage. Although the proposal would have a larger footprint than the existing dwelling, the proposal would appear more compact than the existing detached house and garage. The proposed single building would not be disproportionate to the existing dwelling. Subject to the removal of permitted development right to extend the property further, the proposal would not have a greater impact upon the openness of the Green Belt.

The proposal therefore complies with Policy RA4 of the Welwyn Hatfield District Plan 2005.

4. The application site falls within zone 4 as designated by the parking standards of the Welwyn Hatfield District Plan 2005. The application site would retain a large hardstanding to the front of the dwelling, which would be sufficient to accommodate off road parking space for 3 cars. The existing vehicular access would be retained

and there would not be an impact upon the adjacent highway. The proposal is considered to comply with Policy M14 of the Welwyn Hatfield District Plan 2005.

The proposal would result in removal of a tree near the south western boundary and a new beech hedge would be planted along a section of the north eastern boundary. This tree is not protected and does not make a significant contribution to the street scene. It is close to the existing building and not in an ideal position. Due to the proposed dwelling being sited on a similar footprint to the existing house, the proposal would not interfere with surrounding vegetation. The proposal would retain a sufficient distance from the mature trees and vegetation which make a substantial contribution and add to the character of the locality. It is therefore not considered to be necessary to insist on a landscaping scheme as a condition for an approval.

No information has been submitted as to how the proposal would contribute towards sustainable development or energy efficiency, with the exception that there would be space within the garage for the storage of bicycles.

CONCLUSION:

The proposed development would not have an adverse impact upon the character and appearance of the locality or the openness of the Metropolitan Green Belt. The proposed development would not have an adverse impact upon the residential amenities of the neighbouring occupiers. The application would comply with the relevant policies of the Welwyn Hatfield District Plan 2005 and is considered to be acceptable.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C.2.1 - Time Limit Full Permission
2. C.5.1 - Material to be submitted
3. The height of the dwelling hereby permitted shall not exceed 7.5 metres from the existing ground level and shall reflect the relative relationship of land levels and building heights identified on the submitted plans.

REASON: To ensure the satisfactory appearance of the development and its relationship with the existing properties in this part of Kentish Lane, in the interests of safeguarding the character of the area in accordance with Policies D1, D2 and RA4 of the Welwyn Hatfield District Plan 2005.

4. Permitted Development Rights Withdrawn

The following Classes of Schedule 2 Parts 1 & 2 of the Town and Country Planning (General Permitted Development Order) 1995 (or any order revoking or re-enacting that Order with or without modification) are withdrawn in respect of the development hereby permitted :-

Part 1

Class A - enlargement improvement or other alteration to the dwellings

Class B - enlargement consisting of an addition to the roofs

Class C - alteration to the roofs

Class D – addition of an external porch

No development of any of the above classes shall be constructed or placed on any part of the land the subject of this permission.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of residential and visual amenity and the openness of the Metropolitan Green Belt. In accordance with Policies D1, D2 and RA4 of the Welwyn Hatfield District Plan 2005.

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against development plan policies (i.e. Hertfordshire Structure Plan Review 1991 - 2011 Policy 43 & Welwyn Hatfield District Plan 2005 SD1, GBSP1, RA4, R3, R5, M14, D1, D2, D9, D8), 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 1:1250 and 1:2500 & Existing Elevations Drg. No. A747 & Proposed Plans Drg. No. A747 all date stamped 21 November 2007.

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