

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2007/1880/FP
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NOTATION

This site is located within the Metropolitan Green Belt and within Landscape Character Area 48 as outlined in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE

The application site is located within Follyfoot Farm north of Woodfield Lane in a rural location surround by open farmland. A number of livery stables are located within Follyfoot Farm immediately west of the application site. The application site itself comprises a detached two storey chalet style dwelling with three dormer windows to the rear, an access driveway measuring approximately 90m in length and a small area of land to the front and rear of the application dwelling.

DESCRIPTION OF PROPOSAL

The application seeks full permission for the erection of two storey side extension.

The proposed side extension would measure 4.49m in width x 11.05m in depth featuring a projecting gable to the front and a dormer window to the rear. The ridge line and pitch of the roof would continue in line with the existing roof. The existing chimney would be removed and rebuilt on the flank elevation of the proposed extension. Brickwork and tiles would be match existing.

PLANNING HISTORY

Planning history relevant to this planning application:

S6/2000/0314/DE - Erection of Three Bedroom Chalet Style House. (Details Pursuant To Outline Permission S6/19990017/OP) (Granted)

S6/1999/0017/OP - Erection of a Dwelling House to Replace Existing Mobile Home (Appeal Allowed)

SUMMARY OF DEVELOPMENT PLAN POLICIES

National Planning Policy:

PPS1 Delivering Sustainable Development
PPG2 Green Belts

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:

RA3 Extensions to Dwellings in the Green Belt
RA10 Landscape Regions and Character Areas

D1 Quality of Design

D2 Character and Context

SD1 Sustainable Development

R3 Energy Efficiency

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

CONSULTATIONS

None

TOWN/PARISH COUNCIL COMMENTS

None

REPRESENTATIONS

The application was advertised by site notice.

Notification expired 13 February 2008.

No letters of representation were received.

DISCUSSION

The main issues are:

1. RA3 Extensions to Dwellings in the Green Belt
2. RA10 Landscape Regions and Character Areas
3. D1 Quality of Design and D2 Character and Context
4. SD1 Sustainable Development
5. R3 Energy Efficiency

1. RA3 Extensions to Dwellings in the Green Belt:

The general policies controlling development in the countryside apply with equal force in Green Belts but there is, in addition, a general presumption against inappropriate development within them. Such development should not be approved, except in very special circumstances. Inappropriate development is, by definition, harmful to the Green Belt and it is for the applicant to show why permission should be granted. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. The limited extension, alteration or replacement of existing dwellings is not inappropriate provided that it does not result in disproportionate additions over and above the size of the original building.

In addition, Policy RA3 requires that permission for extensions to existing dwellings within the Green Belt will be allowed if it would not have an adverse visual impact in terms of its prominence, size, bulk and design on the

character, appearance and pattern of development of the surrounding countryside

The application site is well screened by mature planting to the east and along wood field lane to the south. The dwelling itself is set back approximately 90m from the nearest highway and to the rear of a large stable block. It is considered that the proposed extension would have minimal impact on the openness of the Green Belt. The proposed side extension would increase the existing floorspace by approximately 33 percent which is considered subordinate in scale and not considered disproportionate to the original dwelling. The proposed extension is therefore in accordance with PPG2 and Policy RA3 of the Welwyn Hatfield District Plan 2005.

2. RA10 Landscape Regions and Character Areas

Policy RA10 requires developments to contribute to the landscape character and region. The application site is located within Landscape Character Area 48 where there is a strategy to 'Conserve and Strengthen' the condition and character of the area. The proposal would not have any direct impact upon the local landscape quality of the area and although it would not contribute it would not be contrary to this policy.

3. D1 Quality of Design and D2 Character and Context:

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 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 extension remains subordinate to the original dwelling. The architectural style, windows, detailing and materials are appropriate to the original dwelling and the design of the scheme does not have an adverse visual impact upon the character and appearance of the existing dwelling. There are no other residential dwellings within the immediate vicinity of the application site and therefore the proposed extensions would have no impact on residential amenity. The proposals are in accordance with Policy D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance.

4. 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.

5. R3 Energy Efficiency:

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

CONCLUSION:

The proposal accords with the provisions of Policies RA3, RA10, D1 and D2 of the Welwyn Hatfield District Plan 2005 and the requirements of the Supplementary Design Guidance (statement of Council Policy).

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C.2.1 – Time Limit
2. 13.1 – In Accordance with Submitted Plan 1A & 2A & 3A & 4A & 5A received and dated 21/12/08 and 7B received and dated 12/03/08
3. C.5.2 – Matching Materials

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against National Planning Policy PPS1, PPG2 & development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP1, SD1, R3, RA3, RA10, D1, D2, 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:

Please note that condition 6 to application S6/1999/0017/OP remains extant.

“6. The occupation of the dwelling hereby approved shall be limited to a person solely or mainly working in the operation of Follyfoot Farm, or a widow or widower of such a person and to any resident dependents, or to a person solely or mainly working, or last working, in the locality in agriculture or forestry or a widow or widower of such a person and to any dependants.”

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