

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2007/1947/FP
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NOTATION:

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

DESCRIPTION OF SITE:

The application site accommodates an existing residential care home for the elderly. The care home is mostly accommodated within the main building, which has previously been extended. The flank boundaries are screened by tall dense hedges and vegetation to the front and rear of the building. To the front of the site is a large gravel hardstanding, which forms a visitor parking area. To the rear is a large amenity space. The adjacent properties are set away from the application building. The private amenity areas of the neighbouring dwellings are well screened by the boundary treatments. The area surrounding the application site is characterised by large detached properties on spacious plots. The neighbouring properties vary in design.

DESCRIPTION OF PROPOSAL:

The proposed development would involve the erection of a two-storey rear extension. This addition would measure 8.9m in width by 3.64m in depth with a pitched roof to a maximum height of 7.3m. To the rear of the extension an external fire escape staircase would be erected with a maximum width of 3.3m by 2.4m in depth. The proposed extension would accommodate 4 additional bedrooms.

PLANNING HISTORY:

S6/1984/0735 – Change of use to a rest home for the elderly – Approved

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy
PPS1: Delivering sustainable development
PPG13: Transport

Hertfordshire Structure Plan Review 1991 – 2011:
None.

Welwyn Hatfield District Plan 2005:
SD1 - Sustainable Development
GBSP2 - Towns and specified settlements
CLT17 - Care in the community
R3 - Energy Efficiency
M14 - Parking standards for new developments
D1 - Quality of design
D2 - Character and context

D5 - Design for movement
D7 - Safety by Design
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.

TOWN/PARISH COUNCIL COMMENTS

No comments received.

REPRESENTATIONS

No neighbour comments received. Period expired 12/01/2008.

Welwyn Hatfield Access Group – Comments were received requesting that the application be assessed against the relevant access policies of the District Plan and Building Regulations part M, where appropriate.

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 residential amenity of the adjoining occupiers**
- 3. Other Material Planning Considerations**

1. The proposed development would be sited to the rear of the main building and would not be viewed from the surrounding public areas or the street scene to the front. The proposal has been designed to reflect the existing building and to match the maximum ridge height of the main roof. The proposed extension would not appear out of place and would not have an adverse impact upon the character and appearance of the locality.

2. The proposed extension would not exceed the rearmost elevation of the existing building and would infill two areas of the existing building. The proposed roof would be hipped, which would help prevent the proposal from appearing bulky or overly dominant. The proposed development would retain an appropriate distance from the flank boundaries, which would prevent the adjacent dwelling from suffering any adverse impact.

Although the development which has cumulatively been allowed at the application site has given the building a greater depth than the adjacent properties, the distance which separates the buildings is sufficient to ensure the proposal would not result in any further harm.

The proposed development would not interfere with a 45° line drawn from the nearest windows of the neighbouring properties and would not result in an adverse loss of light to these properties. The existing boundaries treatments and distance separating the adjacent dwellings would prevent any loss of outlook to these neighbouring properties.

The proposed fire escape would be partly screened by the main building. Due to the relatively lightweight appearance of the fire escape, it would not have an adverse impact upon the neighbouring properties.

The proposed development would not involve the insertion of any flank windows and would not result in any further overlooking. The rear amenity space is of a sufficient depth to ensure the dwellings beyond would not suffer a loss of privacy.

At the time of the site visit, the operation of the care home did not generate any significant noise or disturbance. Although the proposal would create accommodation for four additional occupants, this would not significantly intensify the use of the site. The resultant capacity of the site would not result in any further noise and disturbance to the neighbouring occupiers.

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

3. The application site currently has 8 off road parking spaces including two disabled spaces. The parking standards of the Welwyn Hatfield District Plan 2005 require 0.25 spaces per resident bed space and the staff spaces are to be individually assessed. When considering that the amount of staff is not going to change and the increase in residents equates to the need of one additional space, the existing parking provision is considered to be acceptable. Furthermore, the surrounding roads are not particularly busy and the proposed development is unlikely to result in an adverse impact upon the adjacent highway network. The proposed development would therefore meet the requirements of Policy M14 of the Welwyn Hatfield District Plan 2005.

Although the proposal is not within an accessible location, the proposed development would not result in a significant intensification of the site's use. The proposal therefore would not conflict with the requirements of Policy CLT17 of the Welwyn Hatfield District Plan 2005.

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

CONCLUSION:

The proposed development would not have an adverse impact upon the character and appearance of the locality or the residential amenity of the neighbouring properties. The proposal is considered to be an acceptable development to an existing residential care facility.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

- C.2.1 - Standard time limit
- C.2.5 - Materials to match
- C.7.10 - No additional flank windows

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against PPS1, PPG13 development plan policies (i.e. Welwyn Hatfield District Plan 2005 SD1, GBSP2, CLT17, R3, M14, D1, D2, D5, D7, 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:

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