

**WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL**  
**DELEGATED REPORT**

<b>APPLICATION No:</b>	<b>S6/2007/1965/FP</b>
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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 a rear garden and hardstanding to the front. 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 13m width x 55m length. The front of the dwelling is set back approximately 10m from the highway. The dwelling features a hipped roof and is finished in white painted render with concrete roof tiles and white PVC windows.

**DESCRIPTION OF PROPOSAL:**

This application seeks full planning permission for the erection of a first floor extension and a side extension.

The proposed side extension measures 2.6m width x 14.6m depth and would be constructed against the boundary with No.34 to the north of the application site. The proposed side extension would be in line with the front and rear elevations of the existing bungalow. The side extension would provide for a single garage, en-suite bathroom, and extended dining room and lounge.

It is proposed to increase the ridge height from by 791mm and convert the existing hipped roof to a gabled roof at the rear. Three further bedrooms, an en-suite and a family bathroom would be provided within the roof space.

**PLANNING HISTORY:**

S6/2007/1498/FP - First Floor and Side Extension (R)  
S6/2000/0993/FP - Loft Conversion with Dormer Windows (G)  
S6/1998/0920/FP - Erection of a Single Storey Side Extension (G)  
S6/1990/0434/FP - Single Storey Rear Extension (G)

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Planning Policy:

PPS1 – Delivering Sustainable Development

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:

GBSP2 Towns and Specified Settlements

D1 Quality of Design

D2 Character and Context

M14 Parking Standards for New Developments

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 – No objection

## **REPRESENTATIONS**

The application was advertised by neighbour notification letters.

Notification expired 28 January 2008.

Three letter of representation was received objecting to the proposals on the grounds that the extension would be built up to the site boundary and therefore would not be in keeping with the spacious character of the area and that the extension built up to the boundary would result in loss of light amenity to No.34 Theobalds Road and No.31 Northaw Road East.

## **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 none within the immediate vicinity of the application dwelling.

The dwellings No.34 – No.56 are bungalows of a similar design, displaying a unity of form which is pleasing. By and large these properties retain their original form and scale, particularly when viewed from the street. Two replacement bungalows, No.32 and No.32a Theobalds Road, approved under planning application S6/2002/1529/FP are similar in height to the proposed extension. However, planning application S6/2002/1529/FP predates the Welwyn Hatfield District Plan 2005 and PPS1 and therefore was considered under the previous development plan.

The proposed extension and in particular the increase in ridge height has not been designed to compliment and reflect the character of the existing building and the street scene. The proposed side extension does not reflect existing spacing within the streetscene and would appear cramped on the site. The proposed extension and roof enlargement would be out of scale with the original bungalow and would introduce additional bulk and mass which would not appear subordinate to the original dwelling.

The design of the proposed extension would result in an unbalanced appearance with the realignment of the roof and the parapet wall on the north boundary having a particularly awkward appearance. The proposed side extension would not be setback from the front elevation and would not appear subservient to the original dwelling. The proposed rooflight window would not relate to the ground floor fenestration.

It is proposed to construct the side extension hard up to the site boundary with No.34. The side extension would feature a parapet wall 3.35m in height on the boundary. The lack of separation and the height of the proposed extension would have a detrimental impact on light amenity to the windows on the south elevation of No.34 Theobalds Road.

The proposal therefore fails to comply with Policy D1 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance, February 2005 (Statement of Council Policy).

## **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 and roof enlargement would be out of scale with the original bungalow and would introduce additional bulk and mass which would not appear subordinate to the original dwelling. The design of the proposed extension and roof enlargement would adversely affect the character of the existing dwelling and the character of the immediate street scene. The side extension does not reflect existing spacing within the streetscene and would appear cramped on the site. The increase in ridge height would create a roofscape which is unduly dominant within the streetscene. 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).
2. The lack of separation and the height of the proposed extension would have a detrimental impact on light amenity to the windows on the south elevation of No.34 Theobalds Road contrary to Policies D1 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance (Statement of Council Policy).

**INFORMATIVES:**

None

**DRAWING NUMBERS:**

2 & 3 & 6A & 7A & 8A

Date Stamped 31/12/2007

9B

Date Stamped 14/02/2008

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