

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

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| <b>APPLICATION No:</b> | <b>S6/2008/322/FP</b> |
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**NOTATION:**

The site is located within the specified settlement of Cuffley as designated by the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

The application site is located on the east side of Northaw Road East, which is a main road leading out of Cuffley Village. The site consists of a bungalow with front and rear gardens and a single detached garage. The surrounding area and street scene are residential in character containing dwellings of similar design. The site slopes relatively steeply from west to east. As a consequence the road is at a higher level than the bungalow. The application site is rectangular in shape measuring approximately 56m in depth x 12m in width. The dwelling is set back from the highway by approximately 13m with off street parking for approximately three vehicles and one garage space. The dwelling is finished in white painted render with a hipped roof.

**DESCRIPTION OF PROPOSAL:**

This application seeks full planning permission for the erection of a two storey rear extension and loft conversion including five dormer windows.

The proposed rear extension would measure of 4.5m in depth x 8m in width across the entire rear elevation. One dormer window is proposed in the front elevation, two in the north side elevation and two in south side elevation. The proposed extension and loft conversion retain the existing ridge height and the side dormers would be finished with flat roofs set approximately 0.5m below the ridge to reduce their height and bulk. First floor accommodation would provide for three additional bedrooms and a bathroom. The rear elevation would feature two double patio doors at ground floor and a Juliet balcony at first floor. It is also proposed to construct a raised platform across the rear elevation extending approximately 2.2m in depth. Materials would match those of the existing building including tiles and render.

**PLANNING HISTORY:**

S6/2007/0333/FP - Single Storey Rear Extension (Granted)

S6/2007/1547/LU - Certificate of Lawfulness for Conversion of Loft, Including Side Elevation Dormer Window to First Floor (Granted)

S6/2007/1545/FP - Conversion of Loft, Including Dormer Window and Erection of Two Storey Rear Extension (Granted)

## **SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Planning Policy:

PPS1 Delivering Sustainable Communities

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**

None

## **REPRESENTATIONS**

The application was advertised by neighbour notification letters.

Notification expired 17 March 2008

One letter of representation was received with regard to potential overlooking to No.47 Northaw Road East.

## **DISCUSSION:**

The main issues are:

1. D1 Quality of Design and D2 Character and Context
2. SD1 Sustainable Development
3. M14 Parking Standards for New Developments
4. R3 Energy Efficiency

### **1. 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.

Planning application S6/2007/1545/FP granted permission for the erection of a two storey rear extension and a loft conversion including a dormer window to the front elevation. The current proposals retain the previously approved front dormer in addition to two side dormer on both the north and south elevations. The two storey rear extension would increase form 2.5m in depth to 4m.

The proposed extension and dormers are similar in proportion to a number of existing extensions and loft conversions within the streetscene, including extensions at No.43 and 47 Northaw Road East on same side as the application site and at No. 34, 36, 38 and 42 Northaw Road East opposite the application site. It is proposed to retain the existing ridge height and the side dormers would be finished with flat roofs set approximately 0.5m below the ridge to reduce their height and bulk. The materials used in construction would match those of the existing building including tiles and brickwork. The proposals are therefore considered to be in keeping with the character of the immediate area.

The two south facing side dormers would be fixed and obscure glazed by way of planning condition in order to prevent overlooking to an existing dormer and rooflight window at No.47 Northaw Road East. The two dormers in the north elevation would not result in any loss of privacy to No.43 Northaw Road East. The Juliette balcony in the rear elevation would have views to the rear garden and would not create any additional overlooking than that created from a window. In relation to the proposed raised platform, this would be similar in height and depth to the existing platform at No.43 Northaw Road West. Views from the raised platform would potentially overlook the adjoining rear gardens, however, the degree of overlooking would be no greater than existing and therefore would not result in a detrimental impact on private amenity.

The proposed extension would be subordinate in scale and would not have an overbearing impact on the occupiers of the adjacent properties which both feature existing rear extensions. There would be no detrimental impact upon light amenity currently enjoyed by occupiers of adjacent dwellings. The proposals are therefore in accordance with Policy D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance, February 2005 (Statement of Council Policy).

## **2. M14 Parking Standards for New Developments:**

Supplementary Planning Guidance on Parking Standards identifies the site as within Zone 4. Residential dwellings with four or more bedrooms located within Zone 4 require three car parking spaces. Despite the loss of the single garage, sufficient hard standing will remain for three vehicles to the front of the site. The proposed extension is therefore in accordance with Supplementary Planning Guidance on Parking Standards (Jan 2004) and Policy M14 of the Welwyn Hatfield District Plan 2005.

## **3. 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.

**4. 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 GBSP1, D1, D2 and M14 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. C.13.1 – The development/works shall not be started and completed other than in accordance with the approved plans and details mp.25 & mp.246 & mma.477 & Site Location Plan scale 1:1250 received and dated 19 Feb 2008 and mp.245A & mp.26325A received and dated 10 April 2008
3. C.5.2 – Matching Materials
4. C.7.9 – Fixed and Obscure Glazing (south facing dormer windows)

**SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:**

The proposal has been considered against National Planning Policy PPS1 development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP1, SD1, R3, 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:**

None

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