

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2008/444/FP
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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 eastern side of Northaw Road East, which is a main road leading out of Cuffley Village. The site consists of a detached bungalow with front and rear gardens and a single garage. The land levels slope down hill away from the highway in an easterly direction and as a result the application bungalow is set at a level approximately 1.5m lower than highway. The street scene contains several similar dwellings in respect of both size and appearance. The properties at 25, 29, 31, 33, 35 and 37 Northaw Road East are low density bungalows and retain much of their original form and scale, particularly when viewed from the street.

DESCRIPTION OF PROPOSAL:

This application seeks full planning permission for a loft conversion incorporating front and side dormers and a conversion from a hip roof to a gable roof at the rear.

The single dormer proposed in the front elevation would feature a hipped roof continuing at the same height as the existing ridge. The side dormers would feature flat roofs set approximately 200mm below the ridge. Each side dormer would project approximately 3m. The south side dormer measures 3.2m in length and features one window serving a bedroom. The north side dormer measures 4.1m in length and features two windows, one serving a bedroom and the other a shower room. It is also proposed to convert the existing hipped roof at the rear to a gable with a window at the centre. The accommodation would provide for two additional bedrooms and a shower room. The gable and dormers would feature plain red concrete tile hanging.

PLANNING HISTORY:

S6/2007/0539/FP – Loft Conversion Incorporating Side Dormer Windows (Refused)

Summary of reasons for refusal of planning application S6/2007/0539/FP:

1. The proposals by reason of their scale, mass and incongruous design would adversely affect the character of the existing dwelling. The two large side dormers and the introduction of a gabled roof would create a roofscape which is not subservient to the original dwelling.

2. The proposed side dormers to the northern and southern elevations facing No.56 and No.60 Northaw Road East would be likely to have a detrimental impact on the current or future occupiers ability to implement a similar development due to privacy issues.

S6/2006/0652/FP – Erection of Single Storey Rear / Side Extension (G)

S6/2005/0890/FP – Erection of Single Storey Extension (G)

S6/1999/1101/FP – Erection of Single Storey Rear Extension Linking to Existing Outbuilding (Amendments to S6/0317/99/FP) (G)

S6/1999/0317/FP – Rear Extension Linking Existing Outbuilding to Form Granny Annexe (G)

S6/1988/0326/FP – Single Storey Side Extension to Form Garage (G)

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:

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

Highways – Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.

TOWN/PARISH COUNCIL COMMENTS

Northaw and Cuffley – No Objection

REPRESENTATIONS

The application was advertised by neighbour notification letters.

Notification expired 15 April 2008

No representations were received

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 Northaw Road East have extensions and loft conversions, but none within the immediate vicinity of the application dwelling. The dwellings on either side of the application site (No.25 – No.37) are bungalows of a similar design, displaying a unity of form which is pleasing. These properties retain their original form and scale, particularly when viewed from the street. Rooflines facing the street are clean simple and uncluttered. In this context, the proposed extension has not been designed to compliment and reflect the character of the existing building and the existing street scene, as the proposals incorporate substantial changes to the existing roof shape. The three sizeable dormer windows would not be subservient to the roof slope and their elevated position would make them both prominent and visually dominant in views along parts of the street.

Although the proposed side dormers have been reduced in length following refusal of planning application S6/2007/0539/FP, they retain the same height and width and therefore would appear largely unchanged when viewed from the street. The current scheme would retain the existing hip to the front which is an improvement over the previously refused scheme to convert the hipped roof to a gable, however the proposed dormer to the front elevation would appear out of scale with the original bungalow. Therefore it is considered that the proposals fail to overcome reason 1 for refusal of planning application S6/2007/0539/FP.

It is considered that the reduction in the length of the proposed dormers would overcome reason 2 for refusal of planning application S6/2007/0539/FP provided that a condition was attached to any grant of permission to ensure that the dormer windows to the side were fixed and obscure glazed order to prevent an unacceptable loss of privacy to the adjacent dwellings.

The proposed first floor windows in the front and rear elevations would not create any additional overlooking. To the rear approximately 73m separates the rear elevation of the proposed dwelling and the rear elevation of No.30 Theobalds Road. The size, height and location of the proposed dormers and roof extension would not have an overbearing impact on the occupiers of the adjacent dwellings.

The proposed dormers 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 adversely affect the character of the existing dwelling and the character of the immediate street scene. The proposal therefore fails to comply with Policy D1 and D2 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 proposals by reason of their scale, mass and incongruous design would adversely affect the character of the existing dwelling. The proposed dormers would create a roofscape which is not subservient to the original dwelling contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance (Statement of Council Policy).

INFORMATIVES:

None

DRAWING NUMBERS:

06076/3A

Date stamped 12/03/2008

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