

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2008/0493/FP
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NOTATION:

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

DESCRIPTION OF SITE:

The application dwelling is a detached bungalow located on the eastern side of Theobalds Road. The property is set back from the front boundary by approximately 9 metres. The front boundary is screened by a low wall and had a vehicular access. The property has been previously extended and the roof has been altered from being hipped to having a half gable design to the front and rear. The surrounding area is characterised by detached bungalows which originally had hipped roofs and were single storey. Many of the surrounding properties have been altered to have dormer windows and other modest alterations, however, the majority of properties have retained their original character and harmonise with the street scene. The flank elevation of the neighbouring property to the south (no 13) has flank windows to habitable rooms facing the application dwelling. The flank elevation of the adjacent dwelling to the north (no 9) has several windows facing the application dwelling, which include the window to a kitchen/diner. The flank elevation of number 13 has two windows facing the application dwelling.

DESCRIPTION OF PROPOSAL:

The proposed development would involve the erection of two single storey flat roofed side extensions to the southern flank of the property.

The proposed side extension close to the front of the property would measure 2m in width by 4.5m in depth with a dummy pitched roof to a maximum height of 3.7m. The flat roof over the majority of this extension would measure 3.2m in height.

The proposed side extension that would adjoin the kitchen would measure 2.2m in width by 2m in depth with a dummy pitched roof to a maximum height of 3.5m.

To the rear a single storey extension would be erected measuring 6m in width by 2.5m in depth with a roof to a maximum height of 3.2m.

PLANNING HISTORY:

S6/2001/0821/FP - Erection of rear extension, ridge extension to rear of roof, installation of two side dormers and extension and conversion of garage to form single storey residential room – Refused.

S6/2001/1371/FP - Erection of rear extension, ridge extension to rear of roof, installation of two side dormers and extension and conversion of garage to form

single storey residential room (revision to planning application (S6/2001/0821/FP) – Approved

S6/2005/1056/FP - Single storey side extension – Refused. Appeal subsequently dismissed.

S6/2006/1049/FP - Erection of two single storey side extensions incorporating enlargement of roof & extension to dormer and a new dormer window – Refused.

S6/2007/1117/FP - Erection of two single storey side extensions incorporating roof extensions and extensions to dormer and new dormer windows – Refused

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
R3 - Energy Efficiency
M14 - Parking standards for new developments
D1 - Quality of design
D2 - Character and context
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

None.

NORTHAW & CUFFLEY PARISH COUNCIL COMMENTS

No objection

REPRESENTATIONS

None. Period expired 2 April 2008.

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 application dwelling has had several previous extensions which have altered its design, however, the existing building still retains some key features of the original dwelling. It has been acknowledged that there are variations in the design of properties within Theobalds Road. However, the street scene surrounding the application dwelling comprises mostly detached bungalows with hipped roof and subordinated additions, particularly the stretch of bungalows from number 11 to Station Road.

The proposed side extensions have been designed to have relatively low roof heights and to not appear dominant. Several properties within the locality have single storey side extensions and have made minor alterations, which are visible within the street scene. Although the application dwelling has been altered from the original building the proposed extensions would be subordinate to the existing building and roof. The proposed side extensions would not appear out of place and would not have an adverse impact upon the character or appearance of the street scene.

The proposed rear extension would not significantly alter the appearance of the dwelling to the rear. This extension would be mostly screened from the neighbouring dwellings and would retain a sufficient distance from the rear boundary. The rear extension would retain a sufficient distance from the surrounding areas to offset its prominence. This addition would not have an adverse impact upon the character of the locality.

2. The proposed side extensions would be sited adjacent to number 13. This property has two windows within the side elevation. The previous application S6/2005/1056/FP was refused and dismissed on appeal, due to the impact upon number 13's adjacent rooms. The extension within this previous application was larger than the proposed development and would have appeared overly dominant from number 13. The proposed side extensions would have a lower roof height and would maintain openness around number 13's windows. The proposed side extensions would not adversely restrict light to number 13 and would not have an overbearing impact upon this property.

The proposed rear extension would be sited to the northern side of the dwelling. The adjacent property beyond the northern boundary (no 9) has a garage that is built close to the boundary. The garage within number 9's garden would screen the proposed rear extension and prevent it from appearing prominent or having an overbearing impact upon the occupants of this dwelling. The proposed rear extension would have a low roof, which would not appear prominent when viewed from the neighbouring properties. The proposed rear extension's depth would not have an adverse impact when viewed from the rear of the adjacent dwellings.

3. The proposed development would not alter the amount of the application dwellings' bedrooms. To the front of the property the parking area would be reduced as cars would not be able to access the hardstand to the side of the property. The site is within zone 4 as identified by the parking standards of the District Plan and a minimum of 3 off road spaces should be retained. An area of hardstanding would be retained to the front of the property, which would be sufficient to park three cars and the application would therefore comply with Policy M14 of the Welwyn Hatfield District Plan 2005.

The application dwelling would retain an adequate private amenity space, which would be usable and sufficient for the resultant dwelling.

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. The resultant dwelling would not adversely affect the residential amenities of the adjoining occupiers. The proposal is considered to meet the relevant requirement of the Welwyn Hatfield District Plan 2005.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

- 1. C.2.1 – 3 Year 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 Location Plan 1:2500 & Site Plan 1:100 & Proposed Development Plans and Elevation received and dated 5 March 2008 unless otherwise agreed in writing by the Local Planning Authority:

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

- 3. C.5.2 – Materials – To Match Existing Building

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

Reason for Grant of Full Planning Consent:

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

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