

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

<b>APPLICATION No:</b>	<b>S6/2008/528/FP</b>
------------------------	-----------------------

**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 north west of the junction between Northaw Road East and King James Avenue. The site consists of a detached dormer bungalow with front and rear gardens an attached garage. The surrounding area and street scene are residential in character and contain a variety of dwellings in respect of both size and appearance. The application site measures approximately 14m width x 49m length. The dwelling features a gabled roof and is finished in part red facing brick and part painted render with plain roof tiles and white PVC windows.

**DESCRIPTION OF PROPOSAL:**

This application seeks full planning permission for the installation of a side dormer. The proposed dormer would be located on the north elevation and would measure approximately 3.1m width x 1.3m depth with a flat roof 1.5m in height.

**PLANNING HISTORY:**

S6/1986/189/FP – Conservatory (Granted)  
S6/1981/148/FP – Loft Conversion (Granted)  
S6/1977/0221/FP – Single Storey Front, Side and Rear Extension Including Garage (Granted)

**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 7 April 2008.

No letters of representation 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 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.

The proposed dormer would be located on the north facing elevation adjacent to an existing dormer separated by approximately 1.5m. The design, height and depth of the proposed dormer would reflect the existing dormer featuring a flat roof and tile hanging. The proposed dormer would also be similar in design and scale to a number of existing dormers within the streetscene, including at No.2 King James Avenue.

The proposed window would be fixed and obscure glazed by way of planning condition in order to prevent overlooking to a No.12 Northaw Road East. The proposed dormer is considered subservient to the original dwelling and would not impact upon the amenity currently enjoyed by occupiers of neighbouring dwellings. The proposals are therefore in accordance with Policy D1 and D2 of the Welwyn Hatfield District Plan 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 proposal accords with the provisions of Policies GBSP1, D1 and D2 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 Site Location Plan 1:1250 and S66 1 rev A received and dated 7 March 2008
- 3. C.5.2 – Matching Materials
- 4. C.7.9 – Fixed and Obscure Glazing (north facing dormer window)

**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 GBSP2, D1, D2, SD1, R3 and Supplementary Design Guidance), 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.....**