

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2008/0607/FP
------------------------	------------------------

NOTATION:

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

DESCRIPTION OF SITE:

The application site comprises of a semi detached two storey dwelling which is finished in a mixture of render and brick under a pitched roof.

The property is set back from the road with a driveway and the property has been extended to the side with a single storey extension.

DESCRIPTION OF PROPOSAL:

The application seeks full planning permission for a single storey rear extension which would be approximately 3.2m deep and 9.3m wide.

PLANNING HISTORY:

No recent planning history

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy

PPS1: Delivering sustainable development

Hertfordshire Structure Plan Review 1991 – 2011:
None

Welwyn Hatfield District Plan 2005:

SD1 Sustainable Development
GBSP2 - Towns and specified settlements
D1 - Quality of design
D2 - Character and context

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

CONSULTATIONS

None

TOWN/PARISH COUNCIL COMMENTS

None

REPRESENTATIONS

None.

Period expired 22/04/08.

DISCUSSION:

The main issues are:

- 1. The impact of the proposal on the design of the existing dwelling and surrounding area**
- 2. The impact of the proposal on the amenity of the adjoining neighbours**

1. The impact of the proposal on the design of the existing dwelling and surrounding area

Policy D1 and D2 are relevant of the Local Plan.

The proposed is for a rear extension which will have a flat parapet style roof similar to the current on to the side of the property and will be in matching brick work.

The proposed depth at approximately 3.2m would be in scale with the parent property and so the design of the extension complies with these design policies.

2. The impact of the proposal on the amenity of the adjoining neighbours

Policy D1 is relevant along with the accompanying Supplementary Design Guidance.

The main issues are the impact of the proposed extension on the neighbouring properties at Nos. 373 and 377 in terms of sunlight/daylight and whether the extension would appear over bearing or over dominant.

In regards to No.377, this property has already been extended with a single storey extension which projects with a blank flank wall facing the application site. The proposed extension does extend slightly beyond this, but this would have no significant impact on this neighbours amenity.

Turning to No.373, this is the semi-detached dwelling which is the mirror image of the application dwelling, and the rear of this neighbours property has not been extended. A 1.5m close-boarded fence is the current common side boundary treatment to this neighbours dwelling which has a terrace area directly in front of full height glazed patio doors.

The proposed extension will be approximately 0.6m away from the edge of this glazed patio door and the flank of the proposal will be directly west.

Taking into account this separation distance and orientation, it is acknowledged that there will be some shadowing to this neighbours rear terrace and loss of light to the

lounge, more so during the second half of the day, however local plan policies are not intended to preserve the existing daylight, but to ensure that a sufficient level remains.

Taking into account these factors, it is considered that the depth of proposed extension is towards its upper limits, but on balance, the proposal would not result in a significant loss of either sunlight or daylight to either the outside rear open amenity space or the patio doors to the habitable ground floor room.

In regards to the question of dominance or overbearing, it is considered that the scale and height of the flank wall would not be harmful to the aspect on this neighbours property, as it would only have a limited impact on the wider rear garden and when viewed through the patio doors.

In summary the proposal complies with the amenity requirements of Policy D1 and the Supplementary design guidance.

CONCLUSION:

The proposal complies with the design and amenity requirements of Policies D1 and D2 subject to the following planning conditions.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C.2.1 Standard 3 year time limit
2. C.5.2 Matching Materials

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against National Planning Policy Statement 1 and local development plan policies SD1, GBSP2, D1, & D2 of the Welwyn Hatfield District Plan 2005, 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

DRAWING NUMBERS:

AT/226/01 & AT/226/02 date stamped 20/03/08

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