

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2008/679/FP
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NOTATION:

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

DESCRIPTION OF SITE:

The application site is situated on the southern side of St Albans Road West on a rectangular shaped plot. It comprises a semi-detached two storey dwelling, which is finished with a mixture of render and brick and a hipped roofline.

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

The street scene features a number of dwellings of similar design, age and scale with regular spacing throughout and a consistent set back from the public highway.

DESCRIPTION OF PROPOSAL:

The application seeks full planning to erect a single storey rear extension with dimensions of 3.3 metres in depth by 9.3 metres in width to provide for an extended living room and play area.

It would be finished with a flat roof with parapet wall design. One window and two sets of patio doors would be placed in the rear elevation and three rooflights.

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

This application has been advertised and 2 representations have been received.
Period expired 5/5/2008.

The main issues raised were:

- Implications of Party Wall Act -location of footings
- Impact on drainage of the sewers

DISCUSSION:

The main issues are:

- 1. Design and Impact on Character of the Area**
- 2. Impact on Neighbouring Amenities**
- 3. Other Issues**

Design and Impact on Character of Street Scene

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 (Quality of Design) and D2 Character and Context are both relevant, in addition to the material contained within the Supplementary Planning Guidance.

Policy D1 requires all new development to be of a high quality of design incorporating the design principles of the District Plan & Supplementary Planning Guidance. The architecture of new development should contribute to the quality of design in the district, be appropriate to the setting and context of the area and be of the highest quality.

Policy D2 requires that all new development respects and relates to the character and context of the surrounding area. It should be sensitive to the surrounding developments and seek to enhance key characteristics which contribute to the architectural quality.

PPS1 (Sustainable Development) states that:

Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.

Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.

The proposal is for a single storey rear extension, which would have a flat parapet styled roof similar to the current extension on the side elevation of the property. This is considered to enhance the architectural features of the dwelling and relate to the character and context of the surrounding street scene.

Additionally, the proposed rear depth of 3.3 metres is considered to be in scale to the parent property.

The construction materials would consist of tiles to match the existing building and character of the surrounding area and consequently complies with the design requirements of Policy D1 and the accompanying Supplementary Design Guidance (Statement of Council Policy).

Consequently, the proposed rear extension complies with PPS1 and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the information contained within the Supplementary Design Guidance 2005.

Impact on Adjoining Occupiers

The properties most impacted on by the development would be the adjoining sites at 373 and 377 St Albans Road West.

The occupiers at 373 St Albans Road West have objected due to the possibility of the footings being located within their land and issues surrounding the drainage of the sewers. However, these issues are not covered within planning and as such can not be assessed within this application. An informative would be attached to the permission referring to the Party Wall Act.

The property at 377 St Albans Road West 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, however it is considered that the extension would not have a significant impact on neighbouring amenity.

The property at 373 St Albans Road West is a semi-detached dwelling, which is a mirror image of the application dwelling, and the rear of this neighbouring property has not been extended. A 1.5 metre close-boarded fence is the current side common boundary treatment along this elevation and there is a terrace area directly in front of full height glazed patio doors.

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

Given this separation distance and the orientation, it is acknowledged that there would be some overshadowing to this neighbouring rear terrace and loss of sunlight/daylight 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 the proposed extension is towards the upper limits, but on balance, the proposal would not result in a significant loss of either sunlight/daylight to either the outside rear open amenity space or the rear habitable ground floor room.

Furthermore, it is also considered that the scale and height of the flank wall would not be overbearing or dominant to the aspect on this neighbour's property, as it would only have a limited impact on the wider rear garden and when viewed through the patio doors.

Consequently, the proposal complies with the amenity requirements of Policy D1 and the Supplementary Design Guidance 2005.

Other Issues

The application does not specify how the proposal contributes to sustainable development or energy efficiency

CONCLUSION:

This complies with PPS1 (Delivering Sustainable Development), Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the information contained within the Supplementary Design Guidance 2005.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C.2.1 – Time Limit
2. C.13.1 – Development shall be built in accordance with the approved plans

AT/226/02A & AT/226/01 & AT/226/02
Received and dated 4 April 2008

3. C.5.2 – Matching Materials

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against Planning Policy Statement/Guidance PPS1 and development plan policies GBSP2, SD1, R3, D1 and 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:

The applicant is advised to take account the provisions of The Party Wall Act 1996 insofar as the carrying out of development affecting or in close proximity to a shared property.

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