

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

<b>APPLICATION No:</b>	<b>S6/2008/714/FP</b>
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**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 on the west side of Theobalds Road and consists of a detached bungalow with front and rear garden. The surrounding area and street scene are residential in character and contain several similar dwellings in respect of both size and appearance. The application site measures approximately 12m width x 53m length. The front of the dwelling is set back approximately 8m from the highway. The dwelling features a hipped roof and is finished in painted render, painted brick quoins, concrete roof tiles and white PVC windows. The dwelling has been previously extended by way of alterations to the roof including a dormer.

**DESCRIPTION OF PROPOSAL:**

This application seeks full planning permission for the erection of a single storey front extension. The proposed extension measures 5.4m width x 1.5m depth and would replace the existing bay window and porch. The proposed extension would feature a hipped roof approximately 4.8m in height and a bay window and arched porch similar in design to the existing. All external finishes are to match existing.

**PLANNING HISTORY:**

S6/2007/1648/FP – Erection of A Single Storey Front Extension (Refused)

Summary of reasons for refusal of planning application S6/2007/1867/FP:

1. The proposed extension has not been designed to compliment and reflect the character of the existing building and its location. In particular the introduction of a flat roofed extension to the front of the dwelling would be uncharacteristic of the immediate street scene. The existing bay window and arched entrance are original features intrinsic to the character of the dwelling. Their loss would have a negative impact in design terms and a negative impact on the character and context of the area.

S6/1999/0271/FP - Erection of Detached Garage (Withdrawn)

S6/1999/0702/FP - Erection of Detached Garage (Granted)

## **SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Planning Policy:

PPS1 – Delivering Sustainable Development

East of England Plan 2008:

SS1 Achieving Sustainable Development

T14 Parking

ENV7 Quality in the Built Environment

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

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 – None

## **REPRESENTATIONS**

The application was advertised by neighbour notification letters

Notification expired 13 May 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 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.

Following refusal of planning application S6/2007/1648/FP, the scheme has been redesigned to compliment and reflect the character of the existing bungalow and other bungalow along Theobalds Road. In particular it is now proposed to finish the extension with a hipped roof as apposed to the previously proposed flat roof. The current scheme also replicates the existing bay window and arched porch which are key features of the existing bungalow.

The proposed extension would be subordinate in scale and would not have an overbearing impact on the occupiers of the adjacent properties, neither would the extension have a detrimental impact upon the privacy or light amenity currently enjoyed by occupiers of these dwellings. The architectural style, windows, detailing and materials are appropriate to the original dwelling and the design of the scheme does not have an adverse visual impact upon the character and appearance of the existing dwelling. There have been no objections to the proposed development from either neighbours or Northaw & Cuffley Parish Council. The proposals are therefore in accordance with PPS1, Policy SS1 and ENV7 of the East of England Plan 2008, 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 submitted a statement assessing the proposals against the sustainability checklist contained within the Supplementary Design Guidance. He proposed new window would be double glazed with Pilkington 'K' glass and the proposed extension would fully comply with the thermal requirements of Building Regulations. The existing boiler shall be used. There are no water consumption fittings within the extended areas and existing facilities would not be affected. Local material would be used in construction where available. All existing tress and shrubs to be retained.

## **3. R3 Energy Efficiency:**

There is a limited amount of information regarding the Energy Efficiency of the proposals.

## **CONCLUSION:**

The proposal complies with the relevant national policies and guidance, policies within the East of England Plan 2008, 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. 13.1 – In Accordance with Submitted Site Location Plan 1:1250, Block Plan 1:500, 1B, 2E, 3A, 4, 5, 6 and 7 received and dated 22/04/08
3. C.5.2 – Matching Materials

**SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:**

The proposal has been considered against National Planning Policy PPS1, PPG2 and Policy SS1 and ENV7 of the East of England Plan 2008 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP1, SD1, R3, RA3, D1, D2), 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.....**