

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	W6/2008/757/EM
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DESCRIPTION OF SITE: 27 Rooks Hill is a two storey, detached residential dwelling that is positioned on a prominent arch of Rooks Hill. The property is located to the south of the town centre and on the north - western side of the highway.

DESCRIPTION OF PROPOSAL: It is proposed to convert the existing garage into habitable accommodation. The proposed development would involve the bricking up of the existing garage door and instatement of windows.

PLANNING HISTORY: None

REPRESENTATIONS:

The application was advertised by means of neighbour notification.

Welwyn Garden City Society – “The Welwyn Garden City Society objects to this application. The proposal by virtue of the loss of the existing garage parking space would result in the dwelling having reduced off street car parking space. The proposal would therefore be contrary to policy M14 of the Welwyn Hatfield District Plan 2005 and the Welwyn Hatfield District Plan Supplementary Planning Guidance for Parking Standards 2004. The application therefore should be refused”.

DISCUSSION: The main issues are:

- 1. Maintaining or enhancing the character and appearance of the property and surrounding area**
- 2. The impact on the residential amenity of neighbouring dwellings**
- 3. The impact of the proposal on parking**
- 4. Other Material Considerations**

1. Rooks Hill is characterised by the presence of two storey semi – detached residential dwellings and there are a number of properties which feature integral garages in the area surrounding the application site.

In terms of the impact of the proposal on the character and appearance of the dwelling, it is considered that the proposed development would appropriately feature materials and fenestration to match the existing dwelling. It is also considered that the proposed size and positioning of the fenestration would be positioned to maintain the symmetry that exists in the positioning and size of the existing fenestration.

Turning to the impact of the proposal on the character and appearance of the surrounding area, it is considered that whilst there are similar garages on properties in the surrounding area the replacement of the garage door with windows would not form a dominant addition to the frontage of the street scene and would be partially

obscured from view by hedging that is located on the property line of the site. It is therefore considered that the proposal would sufficiently maintain the character and appearance of the property and surrounding area.

2. The impact of the proposed development on the residential amenity of neighbouring dwellings is considered in terms of the impact on neighbouring properties access to day/sun/sky light, privacy and overshadowing. The proposed garage conversion would not involve any alterations to the size or positioning of the dwelling and therefore would not impact on neighbouring properties access to day/sun/sky light or cause overshadowing. It is also considered that the windows that would be added to the front of the property would be partially obscured by hedging that is positioned on the front property line of the site and therefore would not impact on the privacy of neighbouring dwellings.

3. The application site currently has access to one parking space in the integral garage and two parking spaces on the front hard surfaced area. The proposed garage conversion would result in a loss of the garage parking space which would reduce the availability of off the street parking allocation from three to two. It is considered that given the size and location of the dwelling, the allocation of two parking spaces on the frontage of the site would provide a sufficient parking allocation.

4. None

CONCLUSION:

The proposed development would sufficiently maintain the character and appearance of the property and surrounding area and would not impact on the residential amenity of neighbouring dwellings. The proposal would therefore sufficiently maintain the amenity and value of Welwyn Garden City.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

EM01.a – 1. This consent shall expire three years after the date hereof (or such other extended date as the Council may agree) unless the works hereby approved shall be completed before that date.

2. All works carried out in pursuance of this consent shall be and remain part of the Premises and shall be subject to the terms and conditions of the conveyance in all respects as if such works had at all times formed part of the Premises.

3. This consent or copy hereof shall be annexed to the Conveyance.

4. There shall be no encroachment over the boundary of the plot either above or below ground level, nor any interference with the foundations of the adjoining property without the agreement of the adjoining owner or lessee.

5. This consent now issued is given by the Council only in accordance with the requirements of the Management Scheme/Conveyance or Leasehold Covenants.

REASON: To comply with the requirements of the Estate Management Scheme

6. C.13.1 – The development/works shall not be started and completed other than in accordance with the approved plans and details: existing elevation & proposed

elevation & site plan received and dated 6th May 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.

7. EM03.a - The brickwork, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations shall match the existing dwelling, unless otherwise approved in writing by the local planning authority.

REASON: To protect the character and appearance of the property in accordance with the requirements of the Estate Management Scheme.

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

It is considered that the proposed development does not have an unacceptably harmful impact on the residential amenity or the character of the area in which it is located. It is therefore in compliance with the Estate Management Scheme

INFORMATIVES: None

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