

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

<b>APPLICATION No:</b>	<b>N6/2008/797/FP</b>
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**NOTATION:**

The site lies within in Welwyn Garden City as designated in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:** 3 Longcroft Green is a two storey, detached residential dwelling located to the south of the town centre and on the eastern side of the highway. There is a prominent Oak tree that is located adjacent to the northern side of the application site.

**DESCRIPTION OF PROPOSAL:** It is proposed to erect single storey side and rear extensions. The proposed extensions would feature lean to pitched roofs.

**PLANNING HISTORY:**

Two detached dwellings and garages [N6/2000/1196/FP] – Approved

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

Welwyn Hatfield District Plan 2005:

SD1 Sustainable Development

GBSP2 - Towns and specified settlements

D1 - Quality of design

D2 - Character and context

D8 - Landscaping

R17 – Trees, woodland and hedgerows

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

**CONSULTATIONS:** None

**TOWN/PARISH COUNCIL COMMENTS:** None

## REPRESENTATIONS

The application was advertised by means of neighbour notification.

Welwyn Garden City Society – “The Welwyn Garden City Objects to this application. The proposed development by virtue of its addition would fail to remain subordinate in scale to the original form of the dwelling. Furthermore, it is considered that the pitched roof design of the proposed extension would be uncharacteristic of single storey extensions in the surrounding area. It is therefore considered that the proposed development would have a detrimental impact on the character and appearance of the property and surrounding area and would fail to comply with policies GBSP2, SD1, D1 & D2 of the Welwyn Hatfield District Plan 2005 Statement of Council Policy”.

**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 surrounding trees**
- 4. Other material planning considerations**

1. The area surrounding the application site is characterised by the presence of two storey, semi - detached and detached residential dwellings. The proposal would result in single storey additions to the rear and side of the dwelling. It is considered that the proposed extensions would appropriately feature materials and fenestration to match the existing dwelling and that the scale of the extensions would remain sufficiently subordinate to the original form of the dwelling. The positioning of the proposed extensions, on the rear and side of the dwelling is also not considered to be detrimental to the character and appearance of the property to an extent that would warrant refusal. In terms of the design of the proposed extensions, it is considered that the fenestration on the proposed extensions would sufficiently maintain the symmetry that exists in the fenestration on the existing property. With regards to the pitched roof design of the proposed extension, it is considered that the modest scale and positioning of the proposed extensions would result in the proposed design not being detrimental to an extent that would warrant refusal.

In terms of the impact of the proposal on amenity space, it is considered that there is currently a modest amount of amenity space on the application property and the proposed extensions would reduce this amenity space. However, the reduction in the level of amenity space is not considered to be detrimental to an extent that would warrant refusal.

Turning to the impact of the proposal on the character and appearance of the surrounding area, it is considered that the positioning of the proposed extensions on the rear and side of the dwelling would sufficiently maintain the spacing that exists between the application property and neighbouring property. In addition to this, the proposed extensions by virtue of their scale and design are not considered to be detrimental to the character and appearance of the surrounding area to an extent that would warrant refusal. The proposed development is therefore considered to 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.

In terms of the impact of the proposed rear extension, it is considered that the proposed rear extension would be north – east facing, would be positioned on the rear of a detached property and would be at a sufficient distance away from any neighbouring dwellings to ensure that it would not have an impact on neighbouring properties access to day/sun/sky light or cause overshadowing. With regards to the to the proposed side extension, it is considered that the proposed extension would be south facing and would result in overshadowing and a loss of day light and sun light on the neighbouring property at 4 Longcroft Green from the early morning until midday. However, given the fact that the western facing side elevation of 4 Longcroft Green does not have any windows it is considered that this would not be detrimental to an extent that would warrant refusal.

In terms of the impact of the proposal on the privacy of neighbouring dwellings it is considered that the proposed extensions would feature windows and doors that would look onto fencing that is located on the property line of the site. It is therefore considered that the proposed extensions would not result in a loss of privacy to neighbouring dwellings.

3. There is a significant Oak tree that is positioned on the northern side of the application site. The tree forms a prominent addition to the application site and surrounding area. Due to the positioning of the proposed rear extension in relation to the Oak tree, it has been proposed to use a piled foundation to protect the tree. In this instance, it is considered that the proposed works would not be detrimental to the health of the tree to an extent that would warrant refusal.

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 or on the health of surrounding trees to an extent that would warrant refusal.

## **RECOMMENDATION: APPROVAL WITH CONDITIONS**

### **CONDITIONS:**

1. C.2.1 – Time limit for commencement of development - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 91 of the Town and Country Planning Act (As amended)

2. C.13.1 – The development/works shall not be started and completed other than in accordance with the approved plans and details TL2312SE & block plan & 631:01 received and dated 20 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.

3. C.5.2 - Matching materials - The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building. Subsequently, the external surfaces shall not be changed without the prior written consent of the local planning authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005

4. Prior to the commencement of the development hereby approved, details showing the proposed foundations shall be submitted to and approved in writing by the Local Planning Authority. Subsequently the development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the existing trees, shrubs and hedgerows in accordance with Policy D8 & R17 of the Welwyn Hatfield District Plan 2005.

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

The proposal has been considered against development plan policies SD1, GBSP2, D1, D2, D8 and R17 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

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