

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2008/1158/FP
------------------------	-----------------

NOTATION:

This site is located within the Metropolitan Green Belt as outlined in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The site is located to the north of Wilkins Green Lane. The dwelling was built in the early to mid 17th century and consists of red brick with stone detailing and is Grade II Listed. The site has a number of outbuildings towards the rear of the site and landscaped lawns behind the dwellinghouse. The dwelling has two vehicular accesses. One access is from Wilkins Green Lane to the south of the dwelling and close to the frontage of the main building, the other is from St Albans Road to the north which leads to a long tree lined gravel drive through the grounds. The entrances currently have pillars and gates which are modern in comparison to the original dwelling.

DESCRIPTION OF PROPOSAL:

The proposed development would involve the erection of a detached garage with accommodation within the roofspace. This addition would measure 14.5m in width by 6.2m in depth with a ridged roof to a maximum height of 7.5m. The northern and southern planes of the roof would have pitched roofed dormer windows measuring 1.5m in width by 3.0m in height. The flank elevations of this building would have an ornate design with circular windows. The agent has stated that the proposed side elevations are based on the lost curvilinear Dutch gables, which existed on the house before 1790. The garage has been illustrated to have a weather vane which would have a height of 8.6m from the adjacent ground level.

PLANNING HISTORY:

S6/1984/297 - New boiler house - granted

S6/1984/298 - New boiler house (Application received May, 1984) - granted

S6/1984/299 - Car Park (Application received May, 1984) - granted

S6/1990/536 - Internal alterations - granted

S6/1988/643 - Listed building consent for removing dilapidated timber barn - granted

S6/2001/1367 - Elevational Alterations to Kitchen and Breakfast Room - withdrawn

S6/2001/1362 - Elevational And Internal Alterations - granted

S6/2004/1278/FP - Erection of a detached barn/workshop - Approved

S6/2004/1280/LB - Erection of a detached barn/workshop - Approved

S6/2006/326/LB - Formation of internal doorway at first floor level - Approved

S6/2007/620/FP - Erection of new gates to north and south entrances - withdrawn

S6/2007/625/LB - Erection of new gates to north and south entrances - withdrawn

S6/2007/1403/LB - Removal of render from main entrance - Approved

S6/2007/1521/FP - Erection of new gates to north and south entrances to replace existing gates - Approved

S6/2007/1524/LB - Erection of new gates to north and south entrances to replace existing gates - Approved

S6/2008/0477/FP - Erection of a detached garage with habitable accommodation above (west of Great Nast Hyde House), provision of parking area (to east of Great Nast Hyde House), provision of parking area (to east of Great Nast Hyde House) and new footgate (in eastern elevation of garden wall, following demolition of modern boiler house - Refused.

S6/2008/0480/LB - Erection of a detached garage with habitable accommodation above (west of Great Nast Hyde House), provision of parking area (to east of Great Nast Hyde House), provision of parking area (to east of Great Nast Hyde House) and new footgate (in eastern elevation of garden wall, following demolition of modern boiler house - Refused.

S6/2008/1100/LB - Provision of parking area (to east of Great Nast Hyde House) & new footgate (in eastern elevation of garden wall) - Approved

S6/2008/1101/FP - Provision of parking area (to east of Great Nast Hyde House) & new footgate (in eastern elevation of garden wall) – Approved

S6/2008/1157/FP - Erection of new garage – Pending Consideration.

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy

PPS1: Delivering sustainable development

PPG2: Green Belts

PPG15 – Planning and the Historic Environment

East of England Plan 2008

SS1: Achieving Sustainable Development

Hertfordshire Structure Plan Review 1991 – 2011:

None.

Welwyn Hatfield District Plan 2005:

SD1 - Sustainable Development

GBSP1 - Definition of Green Belt

R3 - Energy Efficiency

M14 - Parking standards for new developments

D1 - Quality of design

D2 - Character and context

D5 - Design for movement

D8 - Landscaping

D9 - Access and Design for people with disabilities

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking

Standards, January 2004

CONSULTATIONS:

Hertfordshire Highways (consulted on recent application S6/2008/0477/FP) – No objection.

TOWN/PARISH COUNCIL COMMENTS:

No comments received.

REPRESENTATIONS:

This application has been advertised by neighbour letter and a site notice and no representations have been received. Period expired 14 August 2008.

DISCUSSION:

The main issues are

- 1) Impact of the proposal upon the character and setting of the listed building.**
- 2) The proposed developments impact upon the visual amenity of the street scene.**
- 3) The proposed developments impact upon the openness of the Metropolitan Green Belt**
- 4) The proposed developments impact upon the residential amenity of the neighbouring properties**
- 5) Any other material considerations**

The proposed development would create a separate unit with residential accommodation above. Due to the design of the proposal it would have glazing at roof level, which would be noticeable from the surrounding area. The proposal would be viewed from Wilkins Green Lane and would be seen when approaching the main building. The proposed garage building would be within the same streetscene and clearly be on the same plot as the main building. The proposal would have a maximum height of approximately 6.8m, which would mean that the building is viewed clearly above the adjacent boundary. Due to the proposed ornate design of the flank elevations and overall prominence of the building, it would have an adverse impact upon the setting of the main Listed Building. It has been acknowledged that the design has been based on a previous feature of the main building. However, this addition would not reflect the existing Listed Building and would not enhance its setting.

When considered cumulatively with the recently approved entrance gates and pillars the, the appearance of the proposal would be exacerbated. The proposed garage building would have an inappropriate design that would detract from the appearance of the Listed Building. The proposed building would also be excessive in terms of its mass, bulk and prominence. When considering with the proposed garages and proximity to the adjacent highway, it would have an adverse impact upon the character, appearance and setting of the Listed Building. The proposed development would therefore be contrary to PPG15.

The proposed garage building would be overly prominent and would not be in keeping with the existing character of area. Due to the proximity Wilkins Green Lane, this addition would appear out of place and not comply with the requirements of Policy D2 of the Welwyn Hatfield District Plan 2005.

It has been acknowledged that the site has a previous approval granted in 2004 for a detached outbuilding, which was not built. However, this addition would have had a very different appearance and would have been modest in comparison to the main building. This approved addition would have had a subtle appearance and would not have detracted from the appearance of the main Listed Building.

The proposed garage building would be a large and bulky addition set away from the existing property. This addition would be prominent and spread development away from the main dwelling, which would have an adverse impact upon the open character of the Green Belt. The proposed garage building would appear two storey and overly prominent within the existing street scene. The proposed garage building would also incorporate a separate residential unit within the roofspace. This addition would be very independent from the main dwelling and is considered to be an inappropriate addition within the Green Belt.

The applicant has not supplied supporting material to make a case that there may be very special/exceptional circumstances to justify inappropriate development. The development is therefore contrary to PPG2 and District Plan policy.

The neighbouring properties are sited a sufficient distance from the proposed development to ensure that the occupants would not suffer any loss of residential amenity.

CONCLUSION:

The proposed garage outbuilding would form a prominent addition that would affect the character and appearance of the Listed Building and existing street scene. This addition would be easily viewed from the surrounding area and fail to preserve the attractive setting of the Listed Building. The proposed development has therefore failed to meet the requirements of PPG15 and Policy D2 of the Welwyn Hatfield District Plan 2005. This building would also have an adverse impact upon the open character of the Green Belt and has failed to meet the requirements of PPG2.

RECOMMENDATION: REFUSAL AND REASON

The proposed detached garage would form a highly prominent structure within the immediate setting of the main house. The garage would detract from the appearance of the Listed Building and have a detrimental impact upon the existing character and appearance of the locality. There is insufficient evidence to justify such a significant change and harmful impact to their overall appearance. The proposal therefore does not comply with the requirements of Policy D2 of the Welwyn Hatfield District Plan 2005 and PPG15 (Planning and the Historic Environment).

The site is within the Metropolitan Green Belt where it is the policy of the local planning authority as set out in PPG2 to not to allow development unless it is essential for the purposes of agriculture or other uses appropriate to the rural area. No agricultural need has been proved and neither is the use appropriate to a rural area. The proposed garage outbuilding would appear prominent and visually intrusive in the countryside, by reason of its height, bulk and mass. This addition would therefore have a detrimental impact upon the open character of the Green Belt. Furthermore, it would incorporate residential accommodation that cannot be justified

in terms of the purposes specified and no very special circumstances are apparent in this case.

INFORMATIVES:

None.

DRAWING NUMBERS:

Site Location Plan 6103/2/01 & 6103/2/02 & 6103/2/03 & 6103/2/04 & 6103/2/05 & 6103/2/06 & 6103/2/07 & 6103/2/08 & 6103/2/09 & 6103/2/10 & 6103/2/01 and date stamped 3 July 2008.

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