

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2008/1210/FP
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NOTATION:

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

DESCRIPTION OF SITE:

The application site consists of a detached three storey dwelling house which is finished in red brick and is at the end of a cul-de-sac. The property is part of a larger development of dwellings built on the aerodrome site at the same time to varying designs but in a similar style.

The rear garden is approximately 11m deep and is of a similar width, with a 1.8m close-boarded fence forming the boundary treatment on all sides. The northeast side rear boundary adjoins a line of bushes and trees which screen a highway behind. The remaining boundaries adjoin the rear gardens of other residential properties.

DESCRIPTION OF PROPOSAL:

Permitted development rights have been removed from this property for Classes A & B under schedule 2 Part 1.

The proposal is for a single storey rear extension which is 4.06m deep and 5.39m wide with an eaves height of approximately 2.6m. The proposal has a lean-to style pitched roof with materials to match the existing. The extension is to provide a new living area.

PLANNING HISTORY:

S6/1999/971/FP - Erection of 144 Houses And 26 Flats with Associated Access Roads, Garages, Parking Areas and Public Open Spaces, Cycleways and Footways – granted 30/06/00

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy

PPS1: Delivering sustainable development

East of England Plan 2008

SS1: Achieving Sustainable Development
ENV7 : Quality in the Built Environment

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

R19 Noise and light pollution

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

CONSULTATIONS

None

TOWN/PARISH COUNCIL COMMENTS

None

REPRESENTATIONS

None.

Period Expired 25/08/08

DISCUSSION:

The main issues are:

- 1. The Impact of the proposal on the character of the surrounding area and parent property.**
- 2. The Impact of the proposal on the amenity of the adjoining residential neighbours**

1. The Impact of the proposal on the character of the surrounding area and parent property.

Policy D1 and D2 are relevant of the local Plan and PPS1.

The proposal is for a rear extension which in design terms would reflect the character of the parent dwelling though the use of matching materials and fenestration. The proposal would appear subordinate in scale and would retain a reasonable area of rear garden.

Although permitted development rights have been removed from this property, it is considered that the proposal would be acceptable in regards to the quality of design and is in keeping with the wider character of the surrounding development.

The proposal therefore complies with Policies D1 & D2 of the local plan and PPS1.

2. The Impact of the proposal on the amenity of the adjoining residential neighbours

Policy R19, D1 and the accompanying Supplementary Design Guidance are relevant along with PPS1.

The only neighbour which would be affected by the proposal is No.40 and the main issue is whether the extension would result in any unacceptable level of overlooking or if it would appear unduly dominant or overbearing, or cause any significant loss of sunlight/daylight.

The proposal does have a flank wall window which looks in the direction of No.40, which appears to be under 1.7m above finished floor level. Although in principle a small window at a higher level in this location would be acceptable to provide some light to the new living area of the extension, the current boundary treatment with No.40 could result in overlooking to this neighbour's rear garden. Furthermore, the close proximity of this window to the boundary could result in noise disturbance if the window is open and so it would be reasonable to limit this window to being obscure glazed and non-opening by imposing a suitably worded planning condition.

In regards to the visual impact, the proposed depth of approximately 4m is considered acceptable in this location taking into account the orientation of the site and the location of the neighbour's rear ground floor window and its use for a habitable room as the resultant loss of sunlight/daylight would not be significant. The proposed height and depth of the new flank wall would also not appear either overbearing or dominant when viewed from the rear windows of No.40 or rear terrace area.

In summary the proposal complies with Policies R19, D1 and the Supplementary Design Guidance.

CONCLUSION:

Subject to the planning conditions listed below, the proposal is considered to comply with the above design and amenity policies.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C.2.1 Standard 3 Year time limit
2. C.13.1: Development in accordance with approved plans/details: PL/03 (1:1250 Site Location Plan) & PL/01 & PL/02 – received and dated 15/07/08.
3. C.5.2 Matching Materials
4. The proposed side window on the new extension shown on approved drawing PL/02 date stamped 15/07/08 adjoining the boundary to No.40 Bluebell Way is to be obscure glazed and non-opening. This window shall be retained in that form thereafter.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policies R19 & D1 of the Welwyn Hatfield District Plan 2005

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against Planning Policy Statement 1, East of England Plan 2008 Policies SS1 & ENV7 and local development plan policies SD1, GBSP2, R19, D1 & 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:

None

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