

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2008/1533/FP
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NOTATION:

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

DESCRIPTION OF SITE:

The application site is situated on the western side of Campion Road, which is a recent residential development built on land to the north of Manor Road and west of Hatfield Garden Village (Hatfield Aerodrome site).

The application site is rectangular in shape and contains a mid terrace, three storey town house constructed of red brickwork and plain tiles with a hipped roof design. The adjoining property at 64 Campion Road is two storeys and features a gabled end with pitched roof design.

Campion Road is surrounded by similarly recently constructed terraced, detached and semi-detached dwellings permitted as part of schemes for wider residential development.

DESCRIPTION OF PROPOSAL:

The application seeks full planning permission to erect a rear conservatory to the property. It would have dimensions of 3 metres in depth by 4.8 metres in width and finished with a glazed roofline of a hipped design to a maximum height of 3.3 metres (including decorative feature). Double doors would be placed in the rear elevation.

This differs from the previous reused scheme in that the conservatory extends almost across the full width of the property (set in by 0.3m from either boundary) and has been reduced in depth from 3.9 metres to 3.0 metres.

PLANNING HISTORY:

S6/2006/280/FP – Provision of hard surface for car park to front of dwelling – refused

S6/2008/642/FP – Erection of rear conservatory – refused.

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy
PPS1: Delivering sustainable development

East of England Plan 2008
ENV7 – Quality in the Built Environment

SS1 -Achieving Sustainable Development

Hertfordshire Structure Plan Review 1991 – 2011:
None

Welwyn Hatfield District Plan 2005:
SD1 Sustainable Development
GBSP2 - Towns and specified settlements
R3 - Energy Efficiency
D1 - Quality of design
D2 - Character and context
Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

CONSULTATIONS

No statutory consultees were notified.

TOWN/PARISH COUNCIL COMMENTS

Hatfield Town Council – have not responded to date.

REPRESENTATIONS

The application was advertised and one representation was received. Period expired 12/09/2008.

The main issues were:

- The application does not propose to overcome the previous reasons for refusal in that the rear garden of 64 would still be overshadowed and the roof peak is higher.

DISCUSSION:

The main issues are:

- 1. Design and Impact on Character of the Street Scene**
- 2. Impact on Neighbouring Amenity**
- 3. Other Issues**

Design and Impact on Character of the Street Scene

National Planning Policy Guidance PPS1-Delivering Sustainable Development requires planning authorities to plan for high quality design which is appropriate in its context.

Policies D1 (Quality of Design) and D2 Character and Context are both relevant, in addition to the material contained within the Supplementary Planning Guidance.

Policy D1 requires all new development to be of a high quality of design incorporating the design principles of the District Plan & Supplementary Planning Guidance. The architecture of new development should contribute to the quality of design in the district, be appropriate to the setting and context of the area and be of the highest quality.

Policy D2 requires that all new development respects and relates to the character and context of the surrounding area. It should be sensitive to the surrounding developments and seek to enhance key characteristics which contribute to the architectural quality.

PPS1 (Sustainable Development) states that:

Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.

Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.

There have not been any modifications and/or additions to the property and as such the original design of the building is still apparent from the front elevation with a pitched roofline.

The conservatory would create a glazed roofline to the rear elevation with a hipped design, which is considered adequate and enhances the existing features of the property and adjoining terraces.

This complies with PPS1 and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and supporting advice contained within the Supplementary Design Guidance 2005.

Impact on Neighbouring Amenity

The properties most impacted on by the development would be the adjoining terraces at 64 and 68 Campion Road.

It is acknowledged that the conservatory would have some impact on the amenity of the adjoining occupiers at 64 and 68 Campion Road, however this is not considered to be detrimental.

The property at 68 Campion Road is a three storey townhouse and incorporates a similar layout to 66 Campion Road. It is therefore considered that given the nearest habitable room (patio doors) would be outside the 45 degree visibility zone, the proposed rear conservatory would not result in unacceptable loss of sunlight/daylight to the occupiers of this property.

The occupiers of 66 Campion Road have commented on the proposals and consider that the previous reasons for refusal have not been resolved. However, it is considered that due to the slight set back from the common boundary (0.3 metres), reduction in rear projection to 3 metres and given that the brick wall aspect would extend to 1.8 metres with glazing beyond, the outlook to the occupiers of this property would not be detrimental in terms of overbearing, loss of sunlight or daylight.

Additionally, it is considered that it would not be possible to look directly into the French doors at 64 Campion Road from the proposed conservatory; due to the height of the brickwork at 1.8 metres.

The applicant has stated that the glazed element facing 64 Campion Road would be fixed and obscured glazing, which is advantageous, however not considered crucial as the brick wall element of the proposal would be 1.8 metres in height and as such minimal if any overlooking would result from the application.

Consequently, the proposed rear conservatory would not have a detrimental impact on residential amenity in terms of loss of sunlight/daylight or be overbearing to adjoining occupiers at 64 or 68 Campion Road. This not complies with Policy D1 of the Welwyn Hatfield District Plan 2005 and the advice contained within the Supplementary Design Guidance 2005.

Other Issues

A Sustainability Checklist has been submitted with the application and it is acknowledged that an attempt has been made to provide for sustainable development by maximising solar power and using sufficient cavity wall construction and insulation to comply with current Building Regulations requirements.

CONCLUSION:

The proposed rear conservatory has been appropriately designed to comply with PPS1, Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the supporting information contained within the Supplementary Design Guidance 2005.

The proposed rear conservatory would not have a detrimental impact on residential amenity in terms of loss of sunlight/daylight or be overbearing to the occupiers at 64 or 68 Campion Road. This complies with Policy D1 of the Welwyn Hatfield District Plan 2005 and the information contained within the Supplementary Design Guidance 2005.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

- 1) C.2.1 – Time limit
- 2) C.13.1 – Development shall be built in accordance with the approved plans T/137 01C & T/137 01B
Received and dated 13 August 2008
- 3) C.5.2 – Matching materials

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against Planning Policy Statement/Guidance PPS1, East of England Plan 2008 Policy SS1 & ENV7 and development plan policies GBSP2, SD1, R3, D1 and 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).

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