

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

<b>APPLICATION No:</b>	<b>S6/2008/1822/FP</b>
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**NOTATION:**

The site lies within the settlement of Hatfield and the Watling Chase Community Forest as designated in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

The application site accommodates an existing residential care home for the elderly. The care home is mostly accommodated within the main building, which has previously been extended. The flank boundaries are screened by tall dense hedges and vegetation to the front and rear of the building. To the front of the site is a large gravel hardstanding, which forms a visitor parking area. To the rear is a large amenity space. The adjacent properties are set away from the application building. The private amenity areas of the neighbouring dwellings are well screened by the boundary treatments. The area surrounding the application site is characterised by large detached properties on spacious plots. The neighbouring properties vary in design.

**DESCRIPTION OF PROPOSAL:**

The proposed development is an amended scheme to the previously approved application under reference number S6/2007/1947/FP.

The proposed development would measure 8.9m in width by 5.7m in depth with a hipped crown roof to a maximum height of 7.2m and eaves height of 4.5m. The proposed extension would accommodate 4 additional bedrooms and an internal staircase. The first floor area would be partly within the roof space with small gable feature above the first floor windows.

The extant consent would involve the erection of a two-storey rear extension. This addition would accommodate 4 additional bedrooms and measure 8.9m in width by 3.64m in depth with a pitched roof to a maximum height of 7.3m. To the rear of the extension an external fire escape staircase would be erected with a maximum width of 3.3m by 2.4m in depth.

**PLANNING HISTORY:**

S6/2007/1947/FP – Erection of two storey rear extension to create four additional bedrooms – Approved.

S6/1984/0735 – Change of use to a rest home for the elderly – Approved.

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Policy

PPS1: Delivering sustainable development  
PPG13: Transport

East of England Plan 2008  
SS1: Achieving Sustainable Development  
T14: Parking  
ENV1: Green Infrastructure  
ENV2: Landscape Conservation  
ENV5: Woodland

Hertfordshire Structure Plan Review 1991 – 2011:  
None.

Welwyn Hatfield District Plan 2005:  
SD1 - Sustainable Development  
GBSP2 - Towns and specified settlements  
CLT17 - Care in the community  
RA11 - Watling Chase Community Forest  
R3 - Energy Efficiency  
M14 - Parking standards for new developments  
D1 - Quality of design  
D2 - Character and context  
D5 - Design for movement  
D7 - Safety by Design  
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**

### **TOWN/PARISH COUNCIL COMMENTS**

No comments received.

### **REPRESENTATIONS**

None. Period expired 20 October 2008.

## **DISCUSSION:**

**The main issues are:**

- 1. The proposal's impact upon the character and appearance of the locality**
- 2. The proposal's impact upon the residential amenity of the adjoining occupiers**
- 3. Other Material Planning Considerations**

1. The proposed development would be sited to the rear of the main building and would not be viewed from the surrounding public areas or the streetscene to the front. The proposal has been designed to reflect the existing building and to match the maximum ridge height of the main roof. The proposed extension would not appear out of place and would not have an adverse impact upon the character and appearance of the locality.

2. The proposed development would have a greater depth than the approved development that would match the maximum depth of the existing building. The proposal would extend the existing rear projection by 2.1m. The proposed roof would be hipped, which would help prevent the proposal from appearing bulky or overly dominant. The proposed development would retain an appropriate distance from the flank boundaries, which would prevent the adjacent dwelling from suffering any adverse impact. The application building has a relatively low eaves and roof height, which would help prevent the resultant building from appearing large or having an impact upon the outlook of the neighbouring properties.

Although the development which has cumulatively been allowed at the application site has given the building a greater depth than the adjacent properties, the distance which separates the buildings is sufficient to ensure the proposal would not result in any further harm. Furthermore, the existing building is deeper than the adjacent properties and the additional depth would not result in any further harm.

The proposed development would not interfere with a 45° line drawn from the nearest windows of the neighbouring properties and would not result in an adverse loss of light to these properties. The existing boundary treatments and distance separating the adjacent dwellings would prevent any loss of outlook to these neighbouring properties.

The existing dwelling has flank windows at both ground and first floor level. The proposed ground floor flank windows would be fully screened by the existing boundary treatments. One new first floor window would be inserted into each of the existing side elevations, which would form the sole windows to bedrooms. These windows would not result in any further overlooking than the existing first floor flank windows. Approximately 25m separates the proposed window within the western elevation from the rear elevation of the adjacent dwelling to the west (no 5). A tall boundary treatment trees and vegetation separates these properties and partly screens the side and rear of the property. The proposed window to the eastern elevation would be screened from the neighbouring property by the existing detached outbuilding within the plot.

The proposed extension would introduce one secondary, first floor flank window to the western elevation, which would be to a bedroom. At first floor level on the eastern flank elevation the proposed extension would have the sole window to a bedroom and the window a secondary to a hallway. The secondary windows to the western and eastern elevations could be conditioned to remain obscure glazed and top vent level opening only to ensure the adjacent properties would not be overlooked. The proposed first floor bedroom window to the eastern flank elevation would be mostly screened by an existing outbuilding within the plot, which would prevent overlooking of the adjacent dwelling to the east (no 3).

In summary, the proposed flank windows would not result in any further overlooking or a loss of privacy to the occupiers of the neighbouring dwellings. To ensure that there is not any adverse perceived overlooking and that the building would not appear to have a lot of clear glazing at first floor level on the side elevations, where possible the proposed windows would be conditioned to remain obscure glazed and top vent level opening

The properties beyond the rear boundary would retain a sufficient separation distance to ensure that the occupants would not suffer any impact of the resultant building's additional depth. The application building and these properties would retain

a sufficient back-to-back distance to ensure that the adjoining occupiers would not suffer a loss of privacy.

At the time of the site visit, the operation of the care home did not generate any significant noise or disturbance. Although the proposal would create accommodation for four additional occupants, this would not significantly intensify the use of the site. The resultant capacity of the site would not result in any further noise and disturbance to the neighbouring occupiers.

The proposal would therefore comply with the requirements of Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

3. The application site currently has 10 off road parking spaces including two disabled spaces. The parking standards of the Welwyn Hatfield District Plan 2005 require 0.25 spaces per resident bed space and the staff spaces are to be individually assessed. When considering that the amount of staff is not going to change and the increase in residents equates to the need of one additional space, the existing parking provision is considered to be acceptable. Furthermore, the surrounding roads are not particularly busy and the proposed development is unlikely to result in an adverse impact upon the adjacent highway network. The proposed development would therefore meet the requirements of Policy M14 of the Welwyn Hatfield District Plan 2005.

Although the proposal is not within an accessible location, the proposed development would not result in a significant intensification of the site's use. The proposal therefore would not conflict with the requirements of Policy CLT17 of the Welwyn Hatfield District Plan 2005.

The proposed development would not require the removal of any mature trees or vegetation that is considered to be worthy of retention. The proposal would not have an adverse impact upon the Watling Chase Community Forest. When considering the similarity of the extant consent, which was not conditioned to provide a contribution to the Watling Chase Community Forest, it is not considered to be reasonable to insist that an approval of this application makes a contribution.

The application has included a sustainability checklist, which indicates that proposal would be insulated to meet or exceed building regulations, recycled materials would be used where possible and water efficient fixture and appliances would be used where possible. Considering the proposal would comprise an extension to an existing these provisions are considered to be a reasonable effort to meet the requirements of Policy R3 of the Welwyn Hatfield District Plan 2005. The checklist also indicates that the proposal has been designed to accommodate elderly people and would be assessable by those with restricted mobility.

#### **CONCLUSION:**

The proposed development would not have an adverse impact upon the character and appearance of the locality or the residential amenity of the neighbouring properties. The proposal is considered to be an acceptable development to an existing residential care facility.

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

**CONDITIONS:**

1. C.2.1: 3 Year Standard Time Limit
2. C.13.1: Development in accordance with approved plans/details received BDL/EXT/138/02 Pages 1 of 8 REV.C & BDL/EXT/138/02 Pages 2 of 8 REV.C & BDL/EXT/138/02 Pages 3 of 8 REV.C & BDL/EXT/138/02 Pages 4 of 8 REV.C & BDL/EXT/138/02 Pages 5 of 8 REV.E BDL/EXT/138/02 Pages 6 of 8 REV.C & BDL/EXT/138/02 Pages 7 of 8 REV.C & BDL/EXT/138/02 Pages 8 of 8 REV.C & BDL/EXT/138/02 Pages 8 of 8 REV.D and dated 23 September 2008.
3. C.5.2: Materials to Match
4. C.7.10: No additional flank windows
5. C.7.9: The first floor flank bedroom to the western elevation and first floor flank hallway window to the eastern elevation of the proposed extension shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened below a height of 1.8 metres above floor level, and shall be retained in that form thereafter.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

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

Reason for Grant of Full Planning Consent:

The proposal has been considered against PPS1, PPG13 development plan policies (i.e. Welwyn Hatfield District Plan 2005 SD1, GBSP2, CLT17, R3, M14, D1, D2, D5, D7, D9, D8 ), 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.....**