

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2008/1936/FP
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NOTATION:

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

DESCRIPTION OF SITE:

The application dwelling is a detached bungalow, which is sited on the eastern site of Northaw Road East. The land level slopes steeply downwards to the rear of the plot. The application plot has a frontage width of approximately 12.2m and a depth of 58m. The application dwelling has a main frontage width of 8.4m that is set back from the front boundary of the plot by a minimum of 10.4m. The application dwelling is set at a level approximately 1.5m lower than highway. The streetscene contains several similar dwellings in respect of both size and appearance. The properties at 25, 29, 31, 33, 35 and 37 Northaw Road East are low density bungalows and retain much of their original form and scale, particularly when viewed from the street.

DESCRIPTION OF PROPOSAL:

The proposed development would involve the conversion of the existing attached garage into a habitable area of the main dwelling. A window measuring 1.2m in width by 1.2m in height would be inserted into the front elevation and a matching window would be inserted into the rear elevation. This area would not be extended and would accommodate a bedroom.

The proposed summerhouse would measure 4.86m by 4.86m with a ridged roof to a maximum height of 2.9m. This addition would be site on an existing raised patio area approximately 1.3m from the southern flank boundary. The summerhouse would be timber clad with a felt roof. The principal elevation of the summerhouse would face the rear of the garden and have a 1m roof overhang creating a canopy area.

PLANNING HISTORY:

- S6/2008/444/FP – Loft conversion incorporating front and side dormers plus rear roof extension – Refused
- S6/2007/0539/FP – Loft Conversion Incorporating Side Dormer Windows – Refused
- S6/2006/0652/FP – Erection of Single Storey Rear / Side Extension – Approved
- S6/2005/0890/FP – Erection of Single Storey Extension – Approved

- S6/1999/1101/FP – Erection of Single Storey Rear Extension Linking to Existing Outbuilding (Amendments to S6/0317/99/FP) – Approved
- S6/1999/0317/FP – Rear Extension Linking Existing Outbuilding to Form Granny Annexe – Approved
- S6/1988/0326/FP – Single Storey Side Extension to Form Garage – 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

Hertfordshire Structure Plan Review 1991 – 2011:

None.

Welwyn Hatfield District Plan 2005:

SD1: Sustainable Development

GBSP2: Towns and specified settlements

R3: Energy Efficiency

M14: Parking standards for new developments

D1: Quality of design

D2: Character and context

D8: Landscaping

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 3 November 2008.

DISCUSSION:

The main issues are:

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

1. The proposed development would involve altering the existing garage door to be a window and with surrounding brickwork that would be flush with the front elevation of the existing garage. Within the surrounding streetscene there are similar

variations and this would not appear out of place. Although the neighbouring properties are of a similar size and are generally detached bungalows, several have made alterations and have front elevations that differ in materials. The variations within the existing streetscene are sufficient to ensure that the proposed garage conversion would appear unremarkable. Therefore, the garage conversion would not have an adverse impact upon the character and appearance of the locality.

The proposed summerhouse would be set back and set on a lower ground level to the public areas to the front of the dwelling. The distance of this addition from Northaw Road East would be sufficient to offset any adverse impact and ensure that it would not affect the visual amenities of the street scene. The proposed summerhouse would have a typical appearance of a domestic outbuilding and would not appear out of place within the rear garden. When viewed from the neighbouring gardens to the rear the summerhouse would not have an adverse impact upon the character of the area.

2. The proposed garage conversion would not involve any extension of the existing dwelling and would not have an adverse impact upon the adjoining occupiers. The proposed garage conversion would be used as bedroom. A sufficient distance would be maintained from the adjoining dwellings and the additional habitable room would not result in any further noise and disturbance. No additional windows would be inserted into the side elevations of the dwelling and the proposal would not result in any further overlooking of the adjoining occupiers. The proposed window to the rear would primarily allow a view towards the rear of the garden and any sideward view would be limited. Due to the boundary treatment and distance from the neighbouring property, the proposed garage conversion would not result in a significant loss of privacy to the adjoining occupiers.

The windows of the proposed summerhouse would be positioned to face north and down the rear garden. These would be at a single storey level and would not result in any further overlooking or a loss of privacy to the neighbouring occupiers.

The proposed summerhouse would be sited approximately 1.3m from the southern flank boundary with number 29. Number 29 sits on a slightly higher ground level and has a tall boundary treatment, which would mostly screen the proposal. Due to the higher ground level within number 29's plot and the relatively low height and roof profile of the proposed outbuilding, the occupants of number 29 would not suffer any overbearing impact or significant loss of light.

The proposed summerhouse would retain a sufficient distance from the dwellings to the north and beyond the rear boundary to ensure that the occupants would not suffer an adverse loss of residential amenity.

The proposed development would meet the requirements of Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

3. The proposed development would result in the loss of a garage parking space and the creation of a third bedroom. The application site lies within zone 4 as designated by the parking standards of the Welwyn Hatfield District Plan 2005, which require 2.25 spaces for 3 bedroom dwelling. The plot would retain sufficient space on a hardstanding to the front to park three cars. The retained off road parking space is considered to be sufficient and to meet the requirements of the parking standards and Policy M14 of the Welwyn Hatfield District Plan 2005.

The proposed development would not result in the loss of any trees or mature vegetation that are considered to be worthy of protection.

The application has included a sustainability checklist, which has indicated very limited information with regard to how the proposal would incorporate energy efficient features. However, the proposed garage conversion should be built to meet current building regulations. The proposed summerhouse would not be connected to utilities and would not form one of the main habitable areas of the application dwelling. On balance, it is not considered necessary to have a high level of energy efficiency for this building. The submitted details are therefore considered to be adequate.

CONCLUSION:

The proposed development would not result in an adverse impact upon the character and appearance of the locality and would not have an adverse affect on the residential amenity of the adjoining occupiers. The development is considered to comply with the relevant requirements of the Welwyn Hatfield District Plan 2005 and to be acceptable.

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 06076/5A received and dated 8 October 2008
- 3. C.5.2: Materials to Match
- 4. C.7.10: No additional flank windows

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

Reason for Grant of Full Planning Consent:

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPG13, East of England Plan 2008 and development plan policies SD1, GBSP2, R3, M14, D1, D8, 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.....