

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2008/2299/FP
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NOTATION:

The site lies within the Hatfield Aerodrome site as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application dwelling is a detached house. The application site is within an estate of relatively modern properties, which all have an in keeping style. To the adjacent properties have a similar design and have plots that are a similar size. To the front of the property is a open parking area with the adjacent houses, which provides ample parking and some landscaping. To the rear of the property is an amenity space, which is mostly laid to lawn. This area measure approximately 11m in depth by 10m in width.

DESCRIPTION OF PROPOSAL:

The proposed development would involve the erection of a single storey rear extension spanning the rear elevation of the existing dwelling. The proposal lean-to extension measuring approximately 7.7m in width by 2.7m in depth with a maximum roof height of 3.5m. The proposed extension would accommodate a living area, which would extend the existing kitchen and lounge.

PLANNING HISTORY:

-S6/1999/971 – Erection of 144 houses and 26 flats with associated access roads, garages, parking areas and public open spaces, cycleways and footways – Approved (some permitted development rights withdrawn)

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy

PPS1: Delivering sustainable development

PPG13: Transport

East of England Plan 2008

SS1: Achieving Sustainable Development

T14: Parking

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

R3: Energy Efficiency

M14: Parking standards for new developments

D1: Quality of design

D2: Character and context

D7: Safety by Design

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 25 December 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 be wholly sited to the rear of the property and would not be viewed within the public streetscene to the front. Due to the proposal being single storey only a limited amount of the extension would be viewed from the neighbouring properties. The proposed development would have a relatively shallow depth and appropriate separation distance from the adjacent buildings. Although the extensions roof would be close to the first floor windows on the rear elevation, the design of the proposed extension appears acceptable and the resultant dwelling would remain in keeping with the neighbouring properties.

The proposed development would not have an adverse impact upon the character and appearance of the locality.

2. The proposed development would have a depth of 2.7m. Due to the application dwelling be set forward of number 12 the proposal would have an apparent depth of 1.7m. Although on the rear elevation of the application dwelling is on the same line as number 8, the distance between these buildings would help offset the proposals depth. The neighbouring properties do not have any primary windows to habitable rooms on their side elevations. When viewed from the neighbouring properties the depth of the proposal would not have an adverse impact upon the outlook to the rear. The proposal would be single storey with a relatively shallow depth, which would prevent any overbearing impact or significant loss of light to the occupants of the neighbouring dwellings.

The dwelling beyond the rear boundary would remain a sufficient distance from the resultant dwelling and the occupants of this property would not suffer any adverse loss of residential amenity.

The proposals windows would be sufficiently screened by the existing boundary treatments and the proposal would not result in a loss of privacy to the neighbouring occupiers.

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

3. The application dwelling retain a garden depth of approximately 9m. when considering the width of the rear garden and the property beyond the rear boundary does not look onto the rear garden, the remaining private garden space is considered to be sufficient for a dwelling of this size. The application dwelling would retain a good outlook to the rear, which is well landscaped and does not overlook the adjacent plots. Some garden space would also remain to the front of the dwelling and there is some public open space within the surrounding area.

The application has included a sustainability checklist, which indicates that the walls roof and floor would be insulated. As the proposed development comprises a small extension to an existing property, this is considered to be a reasonable effort to meet the requirements of Policy R3 of the Welwyn Hatfield District Plan 2005.

The proposed development would not affect any mature tree or vegetation.

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 occupiers. The proposal is considered to be acceptable and would comply with the relevant requirements of the Welwyn Hatfield District Plan 2005.

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 Site Location Plan 1:1250 & Roof Plans & 1101 received and dated 2 December 2008.
3. C.5.2: Materials to Match

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, PPG14, East of England Plan 2008 and development plan policies SD1, D8, R3, M14, D1, D2, D7, GBSP2 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.

DRAWING NUMBERS:

Site Location Plan 1:1250 & Roof Plans & 1101 and date stamped 2 December 2008.

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