

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

<b>APPLICATION No:</b>	<b>S6/2008/2458/FP</b>
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**NOTATION:**

The site lies within a Green Belt area of Cuffley and Landscape Character Area (53) as designated in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

The site is located on the southern side of The Ridge Way opposite Northaw woods. The application dwelling is a detached property within a line of houses. The application plot is roughly rectangular with a frontage width of approximately 15m and a depth of 93m. The application dwelling is set back from the boundary to the front of the plot by approximately 12m. The application dwelling is a gable fronted, chalet style bungalow. The application dwelling has a similar design to several other properties nearby. To the rear the land level slopes downwards. Both the application dwelling and neighbouring properties have several flank windows at ground floor and above. The boundaries of the rear amenity space are well screened by mature vegetation.

**DESCRIPTION OF PROPOSAL:**

The proposal seeks full planning permission for two storey side extensions, formation of new lower level habitable accommodation under existing dwelling, rear external landing and steps to garden, and two new front entrance gates and boundary wall with railings and side boundary. The ground floor accommodation would provide an enlarged kitchen/diner, utility room and garage. At first floor four bedrooms would result (compared to three existing), an enlarged bathroom and two en-suites. At basement level a games room is proposed which would be lit by two large patio style doors to the rear.

Boundary gates with wall and railings above are also proposed to the front and side boundaries. The height of the piers would be 2.5m, gates 2.9m and wall/railings 2.2m (all measurements are approximate).

**PLANNING HISTORY:**

S6/2007/1588/FP - Erection of single and two storey side and rear extensions – Approved

S6/2007/661/FP – Erection of two-storey side extensions – Withdrawn.

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Policy  
PPS1: Delivering sustainable development  
PPG2: Green Belts  
PPG13: Transport

East of England Plan 2008

SS1: Achieving Sustainable Development  
ENV2: Landscape Conservation  
T14: Parking

Hertfordshire Structure Plan Review 1991 – 2011:  
None

Welwyn Hatfield District Plan 2005:  
SD1 - Sustainable Development  
GBSP1 - Definition of Green Belt  
RA3 – Extensions to dwellings in the Green Belt  
RA10 – Landscape Character Areas and Regions  
R3 - Energy Efficiency  
R5 - Waste Management  
M14 - Parking standards for new developments  
D1 - Quality of design  
D2 - Character and context  
D5 - Design for movement  
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**

Hertfordshire Highways – recommend refusal. Gates would appear to be set back less than 5.5 metres from the edge of the carriageway.

### **PARISH COUNCIL COMMENTS**

Object to the proposal stating the proposals would be a disproportionate increase over and above the original. Contrary to PPG2, para 3.6 and policy RA3.

### **REPRESENTATIONS**

This application has been advertised and one representations have been received. The objection can be summarised as natural light to bedrooms will be lost, proposed side boundary wall – concern that there would be loss of natural light to front reception room as well as loss of view. Design would lead to bulky ‘winged’ box-like look – heavy and cramped at odds with spacious character of area and out of keeping with other dwellings. Boundary walls and gates would spoil rural appearance of the road. Period expired 6 March 2009.

### **DISCUSSION:**

The main issues are:

- 1. The proposals impact upon the openness of the Metropolitan Green Belt**
- 2. The proposals impact upon the character and appearance of the locality.**
- 3. The proposals impact upon the adjoining occupiers**
- 4. Other Material Planning Considerations**

1. The application dwelling appears to have been extended in the past, however, the original dwelling is difficult to determine. From the Council's records, the original footprint would have been similar to that of the existing dwelling. When assessing residential extensions within the Green Belt it is necessary to determine whether the

resultant dwelling would be disproportionate to the original (policy RA3 of Welwyn Hatfield District Plan 2005 and PPG2: Green Belts).

The proposed extensions would result in an increase in floor space of over 60% when the original dwelling is considered. However, the proposed additions would involve infilling a covered area to the rear and replacing existing projections and dormer windows. Due to the dwelling having a large amount of habitable floor space within the original roof, it is not appropriate to only consider the percentage increase in floor space of the proposed additions. Although the resultant dwelling would be larger, it would not significantly exceed the existing external envelope and would not be considered to be disproportionate to the original dwelling. Furthermore, the proposal includes the reduction of an existing garage outbuilding and a shed, which helps reduce the amount of built development within the plot. Although the proposals would be considered to meet the limit of development that is appropriate on this site, subject to the removal of permitted development rights to prevent further outbuildings from being constructed, on balance the proposed development would be acceptable.

The proposed development would not have an adverse impact upon the open character of the Metropolitan Green Belt and would comply with Policy RA3 of the Welwyn Hatfield District Plan 2005.

2. The properties surrounding the application dwelling vary in design. Although the neighbouring properties are in keeping, several have been extended and altered so that the street scene is not particularly uniform.

The proposed development would be set back from the front elevation of the main building and would appear subordinate to the original dwelling. The proposed first floor addition would only be to one side of the dwelling and an appropriate distance would be maintained from the flank boundary of the plot, in excess of the minimum distance of 1m as detailed within the Design Guidance of the Welwyn Hatfield District Plan 2005.

The proposed side extensions would have sections of flat roof. At ground floor level the extensions would have small dummy pitched roofs, which would screen flat roofs and give the extensions an acceptable appearance from the front of the dwelling. The proposed two-storey addition would be set back from the front of the dwelling and would have a small section of pitched roof set down from the existing main ridge. This addition would appear subordinate to the main dwelling would not be particularly prominent when the dwelling is viewed from the surrounding area. This addition would be similar to additions that have been added to nearby properties.

The proposed extensions would not appear out of place within the street scene and would not have an adverse impact upon the character and appearance of the locality.

3. The proposed development would maintain a sufficient distance from both of the neighbouring properties to ensure that the occupants would not suffer an adverse loss of amenity.

To the eastern side of the property a single storey garage would be constructed. Although this would be built close to the boundary and would have a relatively high eaves height to the rear, it would maintain a sufficient distance from the neighbouring property's windows to habitable rooms. Furthermore, the internal floor level within the adjacent property is of a sufficient height to ensure that this addition would not have

an overbearing impact. The other proposed extensions would not have an impact upon this adjacent dwelling.

To the western side of the dwelling a two-storey extension would be constructed. The neighbouring property to the west is set away from the boundary and the proposed extensions would retain a sufficient distance from the boundary. This addition would not extend beyond the rear of existing dwelling and would not interfere with a 45° line taken from the neighbouring property's nearest window on its rear elevation. Furthermore, a large existing garage would which is built up to the western flank boundary would be reduced in size. The resultant dwelling would not have an overbearing impact upon this adjacent dwelling to the west and would not result in a significant loss of light this dwelling's habitable rooms.

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

4. As extended the application dwelling would retain at least 3 off road parking spaces. The resultant dwelling would not have any further bedrooms and the proposed parking provision is considered to be sufficient and would comply with Policy M14 of the Welwyn Hatfield District Plan 2005.

The proposed development would not have an impact upon any protected trees or mature vegetation. The proposal is considered to comply with Policy D8 of the Welwyn Hatfield District Plan 2005.

The application does not indicate how the proposal contributes to sustainable development or energy efficiency.

#### **CONCLUSION:**

The proposed development would not have an adverse impact upon the character and appearance of the surrounding area and would not have an adverse impact upon the residential amenity of neighbouring properties. The proposed development would not be disproportionate in size when compared to the original dwelling and would not have an adverse impact upon the openness of the Metropolitan Green Belt. The proposed extensions would comply with the relevant policies of the Welwyn Hatfield District Plan 2005.

#### **RECOMMENDATION: APPROVAL WITH CONDITIONS**

#### **CONDITIONS:**

1. C.2.1 – Standard Time Limit
2. C.5.2 – Materials to match existing
3. C.7.10 – Other than the windows shown on the approved drawings to which this planning permission relates, no windows shall be inserted into the flank elevations of the extensions hereby permitted without the prior written consent of the Local Planning Authority.

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

4. C.7.9 – At first floor level and above, the windows shown on the side elevation north of the proposed building 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.

6. C.6.4 – Class E permitted development rights removed - No additional outbuildings.

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

#### Reason for Grant of Full Planning Consent:

The proposal has been considered against development plan policies (i.e. the Welwyn Hatfield District Plan 2005 SD1, GBSP1, RA3, R3, R5, M14, D1, D2, D9, D7, D8 and D5), 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).

### **CONCLUSION:**

#### **RECOMMENDATION: APPROVAL WITH CONDITIONS**

#### **RECOMMENDATION: REFUSAL AND REASON (S)**

#### **RECOMMENDATION: LISTED BUILDING CONSENT WITH CONDITIONS**

#### **RECOMMENDATION: GRANT EXPRESS ADVERTISEMENT CONSENT FOR \* YEARS**

### **CONDITIONS:**

- 2.C.13.1: Development in accordance with approved plans/details received and dated

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

#### Reason for Grant of FP/LB/CA/DT/ (*Approvals only*):

The proposal has been considered against Planning Policy Statement/Guidance xxxxx, East of England Plan 2008 and development plan policies xxxxxxxxxxxxxxxx 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:**

**DRAWING NUMBERS:**

Site Location Plan XX and date stamped XX

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