

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2009/0091/FP
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NOTATION:

This site is located within the specified settlement of Cuffley as outlined in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application site is located on the south side of Kingswell Ride and consists of a detached chalet style dwelling. The property occupies a rectangular plot which is 12m wide at the front and approximately 48m deep. Kingswell Ride comprises predominately of detached bungalows similar in design to the application dwelling although many have been extended. Construction work to extend the application dwelling is nearing completion.

DESCRIPTION OF PROPOSAL:

This application seeks full planning permission for retention of one and half storey rear extension including alterations from hip to gable at front and rear, a Juliet balcony and side roof extensions. The proposed extensions are identical in scale to the extensions approved under the extant permission S6/2008/0163/FP. The current planning application proposes the addition of a window to each side dormer to serve a bathroom and a dressing room. The previously approved rooflight windows to each side dormer have been omitted from the current proposal.

PLANNING HISTORY:

S6/2008/0163/FP - Erection of One & Half Storey Rear Extension Including Alterations from Hip to Gable at Front & Rear, a Juliet Balcony and Side Roof Extensions (Granted)

S6/2007/0401/FP - Erection of One & Half Storey Rear Extension Including Alterations from Hip to Gable End and Juliet Balcony and Two Side Dormers (Granted)

S6/2006/1451/FP - Erection of One & Half Storey Rear Extension Including Alterations From Hip to Gable and Juliet Balcony and Side Roof Extension (Granted)

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Planning Policy:

PPS1 Delivering Sustainable Communities

East of England Plan 2008:

SS1 Achieving Sustainable Development
ENV7 Quality in the Built Environment

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:

GBSP2 Towns and Specified Settlements
SD1 Sustainable Development
R3 Energy Efficiency
D1 Quality of Design
D2 Character and Context
M14 Parking Standards for New Developments
Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005
Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, January 2004

CONSULTATIONS

Hertfordshire County Council Highways – Does not wish to restrict the grant of permission subject to suggested planning conditions.

TOWN/PARISH COUNCIL COMMENTS

Northaw & Cuffley Parish Council made no objection to the proposal.

REPRESENTATIONS

The application was advertised by site notice and neighbour notification letters.

Notification expired 3 March 2009.

No letters of representation were received.

DISCUSSION:

The main issues are:

1. Quality of Design and Character and Context
2. Sustainable Development and Energy Efficiency

1. Quality of Design and Character and Context:

The proposed extensions are identical in scale to the extensions approved under the extant permission S6/2008/0163/FP. The current planning application proposes the addition of a window to each side dormer to serve a bathroom and a dressing room. The previously approved rooflight windows to each side dormer have been omitted from the current proposal. The additional windows would not have an adverse visual impact upon the character and appearance of the dwelling and would not have a detrimental impact upon the

private amenity currently enjoyed by occupiers of neighbouring dwellings. No letters of representation have been received from neighbours and Northaw and Cuffley Parish Council made no objection. The proposals are therefore in accordance with PPS1, Policy SS1 and ENV7 of the East of England Plan 2008, Policy D1 and D2 of the Welwyn Hatfield District Plan and Supplementary Design Guidance, February 2005 (Statement of Council Policy).

2. Sustainable Development and Energy Efficiency:

The applicant has submitted details of how the proposal would contribute towards sustainability in accordance with policies R3 of the District Plan and SD1 of the Supplementary Design Guidance. There is a limited amount of information regarding the Energy Efficiency of the proposals.

CONCLUSION:

The proposal complies with the relevant national policies and guidance, policies within the East of England Plan 2008, the Welwyn Hatfield District Plan 2005 and the requirements of the Supplementary Design Guidance (Statement of Council Policy).

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C.2.1 – 3 year time limit
2. C.13.1 – The development/works shall not be started and completed other than in accordance with the approved plans and details 8817/S/001 & 8817/P/001 received and dated 22 January 2009

3. C.5.2 – Matching Materials

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against National Planning Policy PPS1 and Policy SS1 and ENV7 of the East of England Plan 2008 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP2, D1, D2, SD1, R3 and Supplementary Design Guidance), 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.....