

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

<b>APPLICATION No:</b>	<b>N6/2009/639/FP</b>
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**NOTATION:**

The site lies within the built up area of Welwyn Garden City as designated in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

The application site is located on a newly constructed estate of dwellings and is located at the rear of a row of terrace dwellings in an area which forms an area for parking. The property consists of a detached two storey building which at ground floor comprises of four garages. At first floor there is a flat. The area surrounding the site consists of a private area of hardstanding for the parking of vehicles for the occupiers of the dwellings which front onto Eddington Crescent. The site is surrounded by residential development, however to the east of the site, it is undeveloped land which is occupied by mature trees.

**DESCRIPTION OF PROPOSAL:**

The application seeks planning permission for the erection of a new garage with a roof terrace over. The development would have a depth of 5.9 metres, width of 3.8 metres and overall height of 2.4 metres, with an additional 1 metre for the erection of the railings.

**PLANNING HISTORY:**

None

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Policy

PPS1: Delivering sustainable development

East of England Plan 2008

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

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

## **CONSULTATIONS**

None

## **TOWN/PARISH COUNCIL COMMENTS**

None

## **REPRESENTATIONS**

This application has been advertised and 0 representations have been received. Period expired.

## **DISCUSSION:**

The main issues are:

- 1. Whether the proposed development would impact on the character and appearance of the property and area;**
- 2. Whether the proposed development would unduly impact on the residential amenity of any adjoining property;**
- 3. Whether there would be an adequate level of on site parking; and**
- 4. Other Material Planning Considerations**

- 1. Whether the proposed development would impact on the character and appearance of the property and area;**

Policies GBSP2, D1 and D2 of the adopted Welwyn Hatfield District Plan apply which seek to provide a good standard of design in all new development and require that all new development respects and relates to the character and context of the area in which it is to be sited. These policies are expanded upon in the Council's Supplementary Design Guidance which requires that residential extensions should be complementary in design and be subordinate in size and scale to the existing dwelling. The impact of a development is assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing building and area.

The proposed development would incorporate a flat roof garage to the side of the property which would have a roof terrace over the garage accessed by the existing patio doors. x metre high railings and pillars would surround the roof of the garage. The Council require that extensions should be designed to complement and reflect the design and character of the dwelling and be subordinate in scale. As a result of the overall size and height of the proposed garage, which would have a width of 3.8 metres, which would be 32% of the width of the existing property, its height of 3.4 metres which would incorporate a flat roof, it is considered that the proposed extension would be of a scale and size which would be subordinate to the existing property and of an appropriate size.

The detailed design and appearance of the garage would reflect the detailing on the existing property with the proposed soldier course above the garage door. Whilst the size of the door would be slightly larger than the existing garage doors found on the property, it is considered that its size would not unduly detract from the appearance

of this property. Whilst the proposed railings would not reflect the appearance of other development generally found in this area, it is considered that its appearance would not unduly detract from the overall character and appearance of the area. Furthermore, as a result of the siting of the proposed extension, which would not front onto Eddington Crescent and would not be visible from a public view point. As such, no objections are raised in relation to its design and it is considered that it would not detract unduly from the character and appearance of the locality.

It is considered that any domestic paraphernalia, such as washing lines, could be erected on the patio which could have the opportunity of being out of character with the appearance of the area. However given the location of the site which is not visible from a public view point, it is considered that it would not cause undue harm to the character and appearance of the locality.

## **2. Whether the proposed development would unduly impact on the residential amenity of any adjoining property;**

The proposed development would be sited to the side of the existing property which is located behind the frontage of existing dwellings. Due to its location, size and scale, it is considered that it would cause no undue loss of light or overbearing impact to the residential amenity of any nearby property.

The proposed development would involve the creation of a first floor patio on the flat roof of the extension which would have railings, at a height of approximately 1 metre, along the boundaries of the roof of the garage. The occupiers of this property would be able to access the patio area from existing patio doors in the eastern elevation. Given the location of the property and the proposed extension, which is at the rear of houses along Eddington Crescent and to the side of the existing property, the main outlook from the patio area would be to the east which is towards open land which is currently vegetated. Whilst acknowledged that it would be possible to look into the rear of gardens along Eddington Crescent, this would only be possible if standing specifically at the edge of the balcony and leaning against the railings. Furthermore, given the distance from the balcony to the nearest rear private garden which would be some 17 metres, it is considered that this distance would be adequate to provide no detrimental loss of privacy to the occupiers of these properties. As such it is considered that the proposed development would cause no undue loss of privacy to the residential amenity that the occupiers of surrounding properties should reasonably expect to enjoy.

## **3. Whether there would be an adequate level of on site parking**

The proposed development would be sited over an existing area of hardstanding which appears to be a parking space. The proposed development would therefore not result in the loss of this parking space as a garage would be erected at ground floor. Therefore, there would be no impact to the existing parking situation at the premises and no objection is raised in relation to the Council's parking standards.

## **4. Other Material Planning Considerations**

The application has included a sustainability checklist which notes that the proposal would be insulated to meet current building regulation standards. The statement has also taken consideration of the benefits of sustainable energy usage and water

conservation. Considering the development would comprise an extension to an existing property, these provisions are considered to be a reasonable effort to meet the requirements of Policy R3 of the Welwyn Hatfield District Plan 2005.

### **CONCLUSION:**

It is considered that the proposal would not have an unacceptably harmful impact on the character and appearance of the building or the area. The amenity of the adjoining occupiers is considered to be satisfactorily maintained given the location of the development. An adequate level of on site car parking would be maintained and the proposed development would be acceptable in relation to the Council's requirements for sustainable development.

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

#### **CONDITIONS:**

1. C.2.1 – Time limit for commencement of development - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 91 of the Town and Country Planning Act (As amended)

2. C.13.1 – The development/works shall not be started and completed other than in accordance with the approved plans and details Drawing Site Plans and Existing and Proposed Floor Plans and Elevations received and dated 24 April 2009 unless otherwise agreed in writing by the local planning authority:

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

3. C.5.2 - Matching materials

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), the garage hereby permitted shall not be converted to another use, unless permission is granted on an application made to the Local Planning Authority.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of residential and visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005

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

The proposal has been considered against Planning Policy Statement 1 and development plan policies SD1, R3, GPSP2, D1 and 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

**DRAWING NUMBERS:**

Site Plans and Existing and Proposed Floor Plans and Elevations received and dated 24 April 2009

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