

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

<b>APPLICATION No:</b>	<b>S6/2009/0772/FP</b>
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**NOTATION:**

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

**DESCRIPTION OF SITE:**

The application site is located on the west side of De Havilland Close and consists of a two storey end of terrace dwelling with front and rear gardens and an attached double length garage with a flat roof. The surrounding area and street scene are residential in character and contain dwellings similar in respect of both size and appearance. Hardstanding providing one off street car parking space is located to the front of the garage.

**DESCRIPTION OF PROPOSAL:**

This application seeks full planning permission for a two storey side extension, single storey rear and single storey front between the existing lobby area and the neighbours garage.

**PLANNING HISTORY:**

None

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Planning Policy:  
PPS1 Delivering Sustainable Communities  
PPG14 Development on Unstable Land

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  
D1 Quality of Design  
D2 Character and Context  
R3 Energy Efficiency  
Welwyn Hatfield District Plan, Supplementary Design Guidance, 2005

**CONSULTATIONS**

None

## **TOWN/PARISH COUNCIL COMMENTS**

Hatfield Town Council – No comment received

## **REPRESENTATIONS**

The application was advertised by neighbour notification letters.

Notification expired 28 May 2009.

One letters of representation were received with the following points – overlooking from he side facing windows

## **DISCUSSION:**

The main issues are:

1. Quality of Design and Character and Context
2. Impact on Amenity of Adjoining Occupiers
3. Sustainable Development and Energy Efficiency

### **1. Quality of Design and Character and Context:**

National Planning Policy Guidance PPS1 Delivering Sustainable Development requires planning authorities to plan for high quality design which is appropriate in its context. Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 respectively require high quality design in all new development and for proposals to respect and relate to the character and context of their location. The residential design guidance emphasises that extensions should complement and reflect the design and character of the dwelling and be subordinate in scale. Additionally, extensions should respect existing spacing and not appear cramped on the site and the locality in general, not cause loss of light, materials should match and any overlooking towards living areas of adjacent dwellings should be minimised.

The proposal would add development to each of the three elevations. The front extensions would each have small hipped roofs. This is not a characteristic of the area, where extensions are finished with flat roofs. Discussion with the agent has resulted in amended plans for the hipped roof between the neighbours garage and lobby. The hipped roof to the side extension has not been removed. This however, is very modest in size, would be set behind the front elevation of the existing dwelling and would therefore have minimal impact and thus is acceptable.

The two storey element has been designed so that the ridge of the roof would be lower than the existing ridge. The two storey element would be built up to the boundary, contrary to the guidance with Supplementary Design Guidance. However, the dwelling is set adjacent to a block of flats which have been sited a substantial distance from No.2 and therefore there would be unlikely to be issue regarding a terracing effect in the future. It is therefore considered acceptable. The design of the proposals, with the amendments received would result in development that would be in keeping with the character of the area.

The materials proposed are to match the existing and this is considered acceptable.

The proposal would therefore comply with policies D1 and D2.

## **2. Impact on Neighbours**

The proposal would include a single storey front extension set adjacent to the neighbours garage. It would not project forwards of the garage and therefore would not have impact.

The single storey rear extension would be set adjacent to the neighbours boundary. The neighbour has not extended their dwelling to the rear of their dwelling. The extension would project 3 metres beyond the existing rear elevation. The extension would have some impact upon the adjoining neighbour, however it is considered that its impact would be fairly limited, and bearing in mind that this depth of extension could be built under permitted development, it is not considered that it should be refused.

A neighbour in the adjoining block of flats has objected due to the possibility of overlooking to and from the development. Windows are proposed in the flank elevations at both ground (2 windows) and first floor (1 window). The window at first floor is to a bathroom and shown to be obscured. The downstairs is to a toilet and utility room/entrance doorway. The toilet would again be likely to be obscured. However it would not be unreasonable to include a condition requiring these windows/doors to be obscured.

There are no other issues. The proposal therefore complies with the requirements of D1 of the Welwyn Hatfield District Plan 2005.

## **3. SD1 Sustainable Development:**

The applicant has submitted details of how the proposal would contribute towards sustainability in accordance with policies R3 of the District Plan, SD1 of the Supplementary Design Guidance. There is a limited amount of information regarding the implementation of sustainable means, however some effort is being provided, it is therefore considered that local and regional policies would be complied with.

The site is outside of an identified chalk mining area. However works may have possibly been undertaken in the past. Using the precautionary principle, it is appropriate to include an informative to direct the developers/owners attention to this matter.

The side doorway would appear to exit on to land possibly outside of the applicants ownership (reference to site location plan), Ownership of land is not a matter for the Local Planning Authority to be involved with, however it is appropriate to include an informative re land ownership to highlight this matter.

## **CONCLUSION**

The proposal would comply with local and regional policies, not have an adverse impact on the character of the area and amenity of adjoining residents. It is therefore considered acceptable.

Recommended for approval subject to conditions:

1. C.2.1 – time Limit
2. C.13.1: Development in accordance with approved plans/details received and dated
3. C.5.2 – matching materials
4. C.7.9 – obscured glazing (windows and doors of the flank elevation)

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

The proposal has been considered against Planning Policy Statement/Guidance PPS1 and PPG14, East of England Plan 2008 SS1 and ENV7 and development plan policies GBSP2 , SD1, D1, D2 and R3 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).

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