

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2009/0790/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 west side of Theobalds Road and consists of a detached bungalow with a rear garden and hardstanding to the front. The surrounding area and street scene are residential in character and contain several similar dwellings in respect of both size and appearance. The application site measures approximately 13m in width x 55m in length. The front of the dwelling is set back approximately 10m from the highway. The dwelling features a hipped roof and is finished in painted render with concrete roof tiles and white PVC windows.

DESCRIPTION OF PROPOSAL:

This application seeks full planning permission for the erection of a single storey side extension and loft conversion to include side dormer, roof light window to front and side and a rear hip to gable conversion.

The proposed side extension would measure 2.6m in width x 14m in depth and would be constructed against the boundary with No.34 to the north of the application site. The side extension would be finished with a flat roof behind a parapet wall to the front and would provide for a small garage, en-suite bathroom and extended dining room and lounge.

A side dormer is proposed to the north roof slope measuring approximately 2m in width x 4.5m in depth. The proposed dormer would be finished with a flat roof 150mm below the ridge of the main dwelling. It is also proposed to convert the existing hipped roof to a gabled roof at the rear providing accommodation in the roof space for two further bedrooms, an en-suite and a family bathroom.

PLANNING HISTORY:

S6/2007/1965/FP - First Floor and Side Extension (Refused 31/12/2007 - Appeal Dismissed)

Summary of reasons for refusal of planning application S6/2007/1965/FP:

1. The proposed extension and roof enlargement would be out of scale with the original bungalow and would introduce additional bulk and mass which would not appear subordinate to the original dwelling. The design of the proposed extension and roof enlargement would adversely affect the character of the

existing dwelling and the character of the immediate street scene. The side extension does not reflect existing spacing within the streetscene and would appear cramped on the site. The increase in ridge height would create a roofscape which is unduly dominant within the streetscene.

2. The lack of separation and the height of the proposed extension would have a detrimental impact on light amenity to the windows on the south elevation of No.34 Theobalds Road

S6/2007/1498/FP - First Floor and Side Extension (Refused 12/10/2008 - Appeal Dismissed)

S6/2000/0993/FP - Loft Conversion with Dormer Windows (Granted)

S6/1998/0920/FP - Erection of a Single Storey Side Extension (Granted)

S6/1990/0434/FP - Single Storey Rear Extension (Granted)

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Planning Policy:

PPS1 Delivering Sustainable Development

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:

SD1 Sustainable Development

R3 Energy Efficiency

GBSP2 Towns and Specified Settlements

D1 Quality of Design

D2 Character and Context

M14 Parking Standards for new development

Welwyn Hatfield District Plan, Supplementary Design Guidance, 2005

CONSULTATIONS

None

TOWN/PARISH COUNCIL COMMENTS

Northaw Cuffley Parish Council – No objection

REPRESENTATIONS

The application was advertised by neighbour notification letters. Notification expired 8 June 2009.

One letter of representation was received objecting to the proposals on the grounds that the extension would not be in keeping with the spacious character of the area and that the extension would result in loss of privacy and light amenity to No.34 Theobalds Road.

DISCUSSION:

The main issues are:

1. Quality of Design and Character and Context
2. Impact on Neighbour Amenity
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 proposals are a revised scheme following refusal of planning application S6/2007/1498/FP and S6/2007/1965/FP. Both refused planning applications were subsequently dismissed at appeal. The previous applications proposed significant alteration to the design of the roof and an increase in the ridge height. The current scheme is an improvement in so far as the existing ridge height and hipped roof to the front would be maintained. However, despite the alterations, the revised scheme fails to overcome the reasons for refusal of planning application S6/2007/1965/FP.

The proposed side dormer, by virtue of its location, scale, bulk and design, would neither complement nor reflect the character and design of the existing dwelling or that of the context of the area. The side dormer would not appear subservient to the roof of the existing dwelling and would create an unbalanced appearance.

The single storey side extension would appear unduly prominent by virtue of the height of the proposed parapet exceeding the eaves height of the main roof by 500mm. The existing bungalow sits comfortably in its setting of similarly designed and well spaced dwellings on the western side of Theobalds Road. The side extension would disrupt the prevailing pattern of development and the generally well ordered street scene. A distinct lack of separation between the proposed side extension and No.34 Theobalds Road would give the extended bungalow a cramped and ungainly appearance. The proposals therefore fails to comply with PPS1 Delivering Sustainable Development, Policy SS1 and ENV7 of the East of England Plan 2008, Policy D1 and D2 of the Welwyn Hatfield District Plan 2005 and the accompanying Supplementary Design Guidance (Statement of Council Policy).

2. Impact on Neighbour Amenity:

One letter of representation was received objecting to the proposals on the grounds that the extension would result in loss of privacy and light amenity to No.34 Theobalds Road. The application dwelling features two existing windows at ground floor level within the north facing flank elevation. No windows are proposed within the side extension resulting in an improvement

over the current situation in terms of privacy. The proposed dormer would feature two windows serving a bathroom and an en-suite. Should an appeal or similar planning application be granted in the future it would be reasonable to attach a planning condition requiring these windows to be obscure glazed and fixed below a height of 1.8m. Accordingly, there would be no adverse impact in terms of private amenity as a result of the proposed development.

The lack of separation and the height of the proposed side extension would have a detrimental impact on light amenity to the windows on the south elevation of No.34 Theobalds Road serving a kitchen and dining room. The resulting loss of daylight would spoil the occupiers reasonable enjoyment of their property, contrary to the good design principles required by PPS1 Delivering Sustainable Development, Policy SS1 and ENV7 of the East of England Plan 2008, Policy D1 and D2 of the Welwyn Hatfield District Plan 2005 and the accompanying Supplementary Design Guidance (Statement of Council Policy).

3. Sustainable Development and Energy Efficiency:

The applicant has submitted details of how the proposal would contribute towards sustainability in accordance with policies SD1 and R3 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance, 2005. There is a limited amount of information regarding the Energy Efficiency of the proposals.

CONCLUSION:

The proposals fail to comply to comply with PPS1 Delivering Sustainable Development, Policy SS1 and ENV7 of the East of England Plan 2008, Policy D1 and D2 of the Welwyn Hatfield District Plan 2005 and the accompanying Supplementary Design Guidance (Statement of Council Policy).

RECOMMENDATION: REFUSAL AND REASON (S)

SUMMARY OF REASONS FOR THE REFUSAL OF PERMISSION:

1. The proposed side dormer, by virtue of its location, scale, bulk and design, would neither complement nor reflect the character and design of the existing dwelling or that of the context of the area. The side dormer would not appear subservient to the roof of the existing dwelling and would create an unbalanced appearance. The proposed development therefore fails to comply with PPS1 Delivering Sustainable Development, Policy SS1 and ENV7 of the East of England Plan 2008, Policy D1 and D2 of the Welwyn Hatfield District Plan 2005 and the accompanying Supplementary Design Guidance (Statement of Council Policy).
2. The single storey side extension would appear unduly prominent by virtue of the height of the proposed parapet exceeding the eaves height of the main roof by approximately 500mm. The proposed side extension would disrupt the prevailing pattern of development and the generally well ordered street scene. A distinct lack of separation between the proposed side extension and No.34 Theobalds Road would give the extended bungalow a cramped and ungainly appearance. The proposed development therefore fails to comply with PPS1 Delivering Sustainable Development, Policy SS1 and ENV7 of the East of England Plan 2008, Policy D1 and D2 of the Welwyn Hatfield District Plan

2005 and the accompanying Supplementary Design Guidance (Statement of Council Policy).

3. The lack of separation and the height of the proposed extension would have a detrimental impact on light amenity to the windows on the south elevation of No.34 Theobalds Road serving a kitchen and dining room. The resulting loss of daylight would spoil the occupiers reasonable enjoyment of their property, contrary to PPS1 Delivering Sustainable Development, Policy SS1 and ENV7 of the East of England Plan 2008, Policy D1 and D2 of the Welwyn Hatfield District Plan 2005 and the accompanying Supplementary Design Guidance (Statement of Council Policy).

INFORMATIVES:

None

DRAWING NUMBERS:

6 Rev C & 7 Rev C & 8 Rev C & 9 Rev C

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