

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

<b>APPLICATION No:</b>	<b>S6/2009/1200/FP</b>
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**NOTATION:**

The site lies within the settlement of the Hatfield British Aerospace site as designated in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

The application building is a detached residential dwelling consisting of a pantile gable roof. The application dwelling has an open frontage and is set within a small cul-de-sac with a private road and public access through to Daffodil Close. The site measures approximately 25m by 10m and appears three storey to the front and rear. The application dwelling is within a development of relatively new properties, with terraced townhouses to the south east and south west of the site and detached dwellings and linked detached dwelling located to north west of the site.

The surrounding area is residential in character consisting of properties of various sizes but predominantly designed with similar characteristics.

**DESCRIPTION OF PROPOSAL:**

The application seeks planning permission to erect a single storey rear extension measuring approximately 3.9m deep by 3m wide with a height measurement of approximately 3.5metres. The extension will consist of fenestration to the rear and to the north west flank wall.

**PLANNING HISTORY:**

**None**

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Policy

PPS1: Delivering sustainable development

East of England Plan 2008

SS1: Achieving Sustainable Development

SS2: Overall Spatial Strategy

ENV7: Quality of the Built Environment

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:

SD1: Sustainable Development

GBSP2: Towns and specified settlements

R3: Energy Efficiency

D1: Quality of design

D2: Character and context

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

## CONSULTATIONS

None

## TOWN/PARISH COUNCIL COMMENTS

None received

## REPRESENTATIONS

None. Period expired. 3 August 2009

## DISCUSSION: The main issues are:

- 1. Whether the proposed development Maintains the character and appearance of the property and surrounding area;**
- 2. Whether the proposed development would unduly impact on the residential amenity of neighbouring dwellings;**
- 3. Other Material Considerations**

1. Whether the proposed development Maintains the character and appearance of the property and surrounding area;

The immediate area surrounding the site is characterised by detached and semi detached dwellings of varying styles and designs. The proposed seeks permission for a single storey rear extension which would not be visible from the public street scene.

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 an extension is therefore assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing building and area.

The proposed extension would be located at the rear of the dwelling and would have a depth of 3 metres from the rear elevation of the dwelling and would extend 4.3 metres along the rear elevation of the dwelling. Its overall ridge height would be 3.8 metres. The existing property has not previously been extended and the proposed extension would remain subordinate to the existing dwelling. It is therefore considered that the proposed size and scale of the extension would not have an adverse impact on the character and appearance of the existing property

The proposed extension would not be visible from a public view point as it would be located at the rear of the existing dwelling. The detailed appearance and design of the proposed extension would incorporate a pitched roof with a gable end which is considered would relate well to the design of the original dwelling and would not appear out of character with the existing dwelling. Furthermore, the materials to be used in the construction of the development would match the materials in the existing dwelling.

2. Whether the proposed development would unduly impact on the residential amenity of neighbouring dwellings

The proposed extension would have a depth of approximately 3.9 metres, eaves height of approximately 2.3 metres, ridge height of approximately 3.5 metres and 3 metres wide. It would be located adjacent to the western boundary of the application site which forms the rear boundary with No's 14 to 18 Orchard Close which are three storey town houses. The proposed fenestration will be installed to the rear south east elevation and the north west side elevation. The patio doors and windows to the side will face onto the boundary shared with neighbours at No10 Orchard Close. However by virtue of the distance of 6 metres between the boundary and side elevation and the boundary fence measuring approximately 1.8 metres, there will be no impact on this neighbours amenity through loss of privacy or light.

Therefore it is considered the scale, size and siting of the rear extension in relation to neighbouring properties would result in no material impact on the residential amenity of adjoining dwellings through outlook, loss of privacy, loss of light or overlooking.

**3. Other material planning considerations**

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 proposal that is considered reasonable and meets the intent of Policy R3 of the Welwyn Hatfield District Plan 2005.

**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**

- 1. C.2.1: Standard Time Limit
- 2.C.13.1: Development in accordance with approved plans/details ODC-09/09.01 & ODC-09/09.02 & ODC-09/09.03 received and dated 25 June 2009 unless otherwise agreed in writing by the Local Planning Authority.
- 3. C.5.2 Matching Materials

**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 PPS1, East of England Plan 2008 policies SS1, SS2 and ENV7 and development plan policies SD1, GBSP, 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).

**INFORMATIVES:**

None

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