

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

<b>APPLICATION No:</b>	<b>N6/2009/1211/FP</b>
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**NOTATION:**

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

**DESCRIPTION OF SITE:**

The application site consists of a mid terrace dwelling in a row of four which are located on the corner of Parkway and Stanborough Road. The properties are set back from the highway with mature vegetation located at the front.

The property has an existing single storey outhouse at the rear which incorporates a store, toilet and outhouse. This part of the house has a mono pitched roof. Access to the rear garden is via a side access between Nos. 187 and 189 Parkway.

**DESCRIPTION OF PROPOSAL:**

This application seeks planning permission for an extension to the existing rear outhouse. The extension would form part of the dwelling and the existing outhouse would be made habitable. The extension would extend the width of the outhouse by 1.59 metres and alterations would be made to the access from the side alley.

Alterations would also be made to the existing roof of the outhouse and would result in the construction of a flat roof with a roof light in the centre of the roof. Furthermore, the entrance into the extension from the side alley would be altered.

**PLANNING HISTORY:**

None

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Policy

PPS1: Delivering sustainable development

PPG 15: Planning and the Historic Environment

East of England Plan 2008

SS1: Achieving Sustainable Development

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

## **REPRESENTATIONS**

None. Period expired.

## **DISCUSSION:**

The main issues are:

- 1. Preserving or enhancing the character and appearance of the property and surrounding area;**
- 2. The impact on the residential amenity of neighbouring dwellings; and**
- 3. Other material planning considerations**

### **1. Preserving or enhancing the character and appearance of the property and surrounding area**

The street-scene of Parkway is a good example of suburban Garden City development, where the dwellings are similarly built to a formal layout and relatively repetitive design. The dwelling at the application site forms part of a row of four terrace dwellings which appear identical from the frontage, although extensions have occurred at the rear to partially disrupt the original symmetry.

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 application property has an existing single storey rear outhouse. The proposed development incorporates an extension to this existing development and would increase its overall width and alter its design and appearance. In this instance it is considered that the positioning of the extension at the rear of the dwelling would restrict the views of the extension from the frontage of the street scene, which would minimise its impact on the street frontage.

The proposed extension, by virtue of its small scale, appropriate design and width which does not extend across the full width of the dwelling, is considered would be in-keeping with the character and appearance of the application site and the surrounding area and would not detract from the architectural and visual interests of the existing property. It is considered that the proposed development would not have an unreasonable cumulative impact on the character and appearance of the existing dwelling, and would therefore not represent the over-development of the existing dwelling and would remain visually subordinate to the original property.

In terms of its detailed design, the existing single storey rear structure would be altered to have a flat roof together with the proposed extension. Rear extensions in

the Garden City characteristically feature flat roofs. Therefore, as a result of the design of the extension, it is considered that the extension would be characteristic of extensions in the Garden City. Furthermore, the brickwork to be used in the construction of the development would match the existing brickwork. Whilst the window detailing of the extension would not match the existing detailing of the windows, it is considered that an appropriate condition could be attached to any permission which may be given, which would ensure that the windows were of a similar design and appearance to the existing dwelling. As such, it is considered that the proposed extension would not have an adverse impact on the character and appearance of the building.

The site is also located in a Conservation Area, therefore due consideration must be given to ensure that the appearance and character of the area is preserved and enhanced in accordance with the policies of PPG15 – Planning and the Historic Environment. The proposed development would be concealed by the main dwelling and would not be visible from the street scene. In addition the extension would be subordinate in scale and size and would not be disproportionate to the rear extensions permitted on adjoining properties. It is therefore considered that the proposal would maintain the appearance and character of the area, in accordance with PPG 15.

## **2. The impact on the residential amenity of neighbouring dwellings**

As a result of the location of the extension to the development, it is considered that it would cause no undue detrimental impact to the occupiers of No. 187 Parkway. Whilst the development would be brought closer to the boundary with No. 191, which has principal rear windows, it would be sited approximately 3 metres from the boundary where the height of the extension would be 5.5 metres. As such, it is considered that the proposed extension would cause no loss of light or overbearing impact to the occupiers of this property.

In terms of privacy, windows would be inserted into the side elevation of the development which would look towards No. 191. However these windows would be at ground level where there is an existing 1.8 metre high boundary fence along the common boundary with No. 191 and No. 189. As such, it is considered that the proposed development would not result in any undue loss of privacy to the occupiers of this property.

## **3. Other material planning considerations**

The application has included a sustainability checklist which has taken into consideration the benefits of sustainable energy usage and water conservation. Considering the development would comprise extensions to an existing dwelling, these provisions are considered to be a reasonable effort to meet the requirements of Policy R3 of the Welwyn Hatfield District Plan 2005.

### **CONCLUSION:**

The proposed development, by virtue of its scale, design and positioning, would remain subordinate to the scale and proportions of the existing dwelling, and would therefore not represent the over-development of the dwelling. The proposal is therefore considered to be in accordance with the design policies of the Welwyn

Hatfield District Plan 2005 and the Council's Supplementary Design Guidance; Statement of Council Policy 2005.

In addition, the proposed developments, by virtue of their suitable design and positioning in relation to the boundary of the site would not have an unreasonably overbearing impact on the light and outlook of any of the surrounding properties and therefore accords with policy D1 of the Welwyn Hatfield District Plan 2005 and the Council's Supplementary Design Guidance; Statement of Council Policy 2005.

The proposed development would be sufficiently energy efficient.

## **RECOMMENDATION: APPROVAL WITH CONDITIONS**

### **CONDITIONS:**

#### 1. C.2.1: Time commencement condition

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

2.C.13.1: Development in accordance with approved plans/details Drawing No 189 PW/01 Rev A received and dated 17 August 2009 and Drawing No 189 PW/02 received and dated 3 September 2009

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. The brick work to be used in the development hereby permitted shall be constructed from bricks which shall match the existing brickwork on the original dwelling. There shall be no alteration of this unless previously agreed in writing by the Local Planning Authority.

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 submitted plans, prior to development commencing a revised plan shall be submitted to and agreed in writing by the Local Planning Authority which revises the design of the window to match the existing windows in the property.

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.

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

The proposal has been considered against Planning Policy Statement/Guidance PPS1 and PPG15, East of England Plan 2008 and development plan policies SD1, GBSP2, 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.

**INFORMATIVES:**

None

**DRAWING NUMBERS:**

Drawing No 189 PW/01 Rev A received and dated 17 August 2009 and Drawing No 189 PW/02 received and dated 3 September 2009

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