

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

<b>APPLICATION No:</b>	<b>S6/2009/1438/FP</b>
------------------------	------------------------

**NOTATION:**

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

**DESCRIPTION OF SITE:**

The application dwelling is a detached bungalow. To the front of the dwelling is a hardstanding which provides access to an attached flat roofed garage and a lawn. The front boundary is screened by a tall dense hedge and there is an open vehicular access. The application plot has a frontage width of approximately 15m and a depth of 45m. The application dwelling is set back from the front boundary of the plot by a approximately 8m.

To the rear of the application dwelling is an amenity space that slopes downwards to the rear of the plot. The side boundaries of the plot are screened by dense mature vegetation. To the rear of the plot the flank of a neighbouring property is sited close to the boundary.

**DESCRIPTION OF PROPOSAL:**

The proposed development would involve an extension to the roof space at the rear over an existing single storey extension. A hipped roofed dormer would be added to the front plane of the roof, which would measure 1.5m in width by 2.2m in height. A hipped roofed dormer would also be added to the north western plane of the roof, which would measure 1.5m in width by 2.2m in height.

**PLANNING HISTORY:**

S6/1977/0346/FP – Extension and conversion of roof space to provide a bedroom and toilet – Refused.

S6/1977/0463/FP – Single storey rear extension – Approved.

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Policy

PPS1: Delivering sustainable development

PPG13: Transport

East of England Plan 2008

SS1: Achieving Sustainable Development

T14: Parking

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  
M14: Parking standards for new developments  
D1: Quality of design  
D2: Character and context  
D8: Landscaping

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, January 2004

## **CONSULTATIONS**

### **NORTHAW & CUFFLEY PARISH COUNCIL COMMENTS**

No objection but have concerns regarding overlooking of neighbours of side dormer.

### **REPRESENTATIONS**

None. Period expired 26 August 2009.

### **DISCUSSION:**

**The main issues are:**

- 1. The proposed developments impact upon the character and appearance of the locality**
- 2. The proposed development's impact upon the residential amenity of the adjoining occupiers**
- 3. Other Material Planning Considerations**

1. The proposed development that would be visible to the front of the dwelling would involve the construction of a hipped roofed dormer to the front and north western side planes of the dwellings main roof. The application dwelling is a similar property to the neighbouring property to the north west (no 48). Both the application dwelling and number 48 have made alterations and the original appearance of number 48 has been changed.

The proposed alterations that would be visible within the public street scene have been designed to reflect the original shape and form of the main dwelling. The surrounding area contains both houses and bungalows and the proposed two-storey appearance would not appear out of place. The proposed front dormer has been amended to be smaller and appear subordinate to the front plane of the main roof. It has been acknowledged that the proposed front dormer would be sited relatively close to the edges of the roof plane. However, it would not appear too large and would retain an appropriate distance from the ridge and eaves of the main roof. When compared to the flat roofed, front dormer that has been constructed to the adjacent dwelling the proposal would have a better appearance and would reflect the original dwelling. The proposed alterations to the garage would not affect the frontage of the dwelling.

The proposed side dormer would be in proportion with the roof slope that it would be constructed on and this addition would not have an adverse affect on the appearance of the dwelling. When compared to the adjacent property, which has a flat roofed side

dormer, the proposal would have a better appearance and respect the character of the dwelling. The proposed side dormer would retain an appropriate distance from the flank boundary of the plot.

The proposed alterations to the rear of the dwelling would not be visible within the public street scene to the front of the dwelling. These alterations would reflect the original appearance of the dwelling and would reflect the original pitch of the main roof. The resultant dwelling would not appear overly dominant from the surrounding area and not have an adverse impact upon the character and appearance of the locality.

2. The proposed development would mostly extend the dwelling to the rear above an existing single storey rear extension. The closest property to the proposal are the adjacent dwellings numbers 44 and 48 Plough Hill.

The adjacent dwelling to the south east (no 44) is an extended, larger 2 storey property, which is set back to the rear. Number 44 is set away from the boundary and does not have any of the main habitable windows facing the application site. The proposed development would give the application dwelling a similar depth to number 44 and an appropriate distance would be retained between the dwellings.

The adjacent dwelling to the north west (no 48) is set forward at the rear elevation by roughly 6m. The proposed development would build above the existing single storey rear extension with a dutch gable ended rear elevation. Due to the application dwelling being a relatively low building and both properties being detached, the resultant dwelling would not appear too large or dominant when viewed from number 48. The partly hipped roof would help prevent a loss of light to number 48 and this dwelling would not suffer any significant overshadowing.

As existing there is a mature hedge on the joint with the application dwelling and number 48, which would screen the majority of the proposed development. If this hedge were to be reduced in the future the proposed extension would not have an adverse impact upon the number 48. The distance separating the nearest windows of this neighbouring property are a sufficient distance away to ensure the depth of the resultant dwelling would not appear excessive.

The proposal would have one side facing dormer window to the north western plane of the roof and 4 rooflights to the south eastern plane of the roof. To ensure that these would not result in overlooking the dormer could be conditioned to remain obscure glazed and top vent level opening only. To ensure that the velux windows would not result in a loss of privacy they could be conditioned to have a cill height no lower than 1.7m above the internal finished floor level. These conditions would ensure that the development would not result in an adverse loss of privacy to the adjoining occupiers.

The dwelling beyond the rear boundary is built close to the boundary and has a plot that is perpendicular to the application site. The adjacent dwelling beyond the rear boundary would remain a sufficient distance from the proposed development to ensure that the occupants would not suffer any further overlooking.

The proposed development would therefore comply with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

### 3. Parking

Cuffley is located within Zone 4 as designated within the Supplementary Planning Guidance-Parking Standards. It is specified that a dwelling containing 4+ bedrooms within this location should provide for a maximum of 3 car parking spaces. The application forms state that the car parking arrangements would not be altered and a site visit confirmed that three car parking spaces are available on site to the front of the property, which is considered adequate and in compliance with the revised parking spaces and complies with Policy M14 of the Welwyn Hatfield District Plan 2005.

#### Other Issues

A sustainability checklist has been submitted with the application. The checklist notes that cavity wall insulation, roof insulation and double glazed windows would be incorporated into the design. Considering that the proposal comprises extensions to an existing dwelling these provision are a reasonable effort to meet the requirements of Policy R3 of the Welwyn Hatfield District Plan 2005.

The proposed development would not have an adverse impact upon any trees or mature vegetation that are considered worth of protection.

#### **CONCLUSION:**

The proposed development would not have an adverse impact upon the character and appearance of the street scene and would not significantly harm the residential amenity of the adjoining occupiers. Subject to conditions the proposal would be acceptable and would meet the relevant requirements of the Welwyn Hatfield District Plan 2005.

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

#### **CONDITIONS:**

1. C.2.1: 3 Year Standard Time Limit
2. C.13.1: Development in accordance with approved plans/details NH/354/02 REV.A & NH/354/03 REV.A received and dated 1 September 2009.
3. C.5.2:Materials to Match
4. C.7.9: Avoidance of overlooking
5. The proposed rooflights within the south eastern plane of the roof shall have a cill height of no less than 1.7 metres above floor level, and shall be retained in that form thereafter.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

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

##### Reason for Grant of Full Planning Consent

The proposal has been considered against Planning Policy Statement/Guidance PPG13, PPS1, East of England Plan 2008 SS1, ENV7 and T14 and development plan policies SD1, GBSP2, R3, M14, D8, D2, D1 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.....**