

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2009/1551/FP
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NOTATION:

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

DESCRIPTION OF SITE:

The application site is a corner plot at the junction of Brookmans Avenue and Golf Club Road. The site accommodates a large detached dwelling and a large detached garage/ outbuilding on a spacious plot. The boundaries of the plot are mostly screened by tall dense mature hedges and trees. The plot backs onto a golf course which is within open Green Belt land. The surrounding area is characterised by individually designed detached properties set on large spacious plots.

DESCRIPTION OF PROPOSAL:

The proposed development would involve the conversion of an existing integral garage to accommodate a drawing room for the main dwelling. The proposed development would involve the removal of existing garage doors and insertion of two sash windows, shutters and rendered wall to match the appearance of the existing surrounding elevation.

PLANNING HISTORY:

S6/1992/0265/FP - Extensions and alterations incorporating part single storey, part two storey rear, first floor side, single storey front; detached garage/ outbuilding; new entrance with balcony over; terraces with balustrading - 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

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

TOWN/PARISH COUNCIL COMMENTS

We do not object to this application provided that the cumulative effect of the proposal does not exceed planning policies.

REPRESENTATIONS

None. Period expired 4 September 2009.

DISCUSSION:

The main issues are:

- 1. The proposed development's 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 application dwelling is located on a corner plot but does appear prominent within the street scene due to the tall boundary treatments that create a dense screen. Due to the dwelling being set back away from the boundaries the area of the proposal is not viewed from the surrounding area.

The proposed alterations would not involve extending the existing external envelope of the dwelling. The resultant dwelling would not be a larger structure and would not appear more dominant or prominent within the street scene.

The proposed window casements would reflect those of the existing house and would appear balanced in terms of their size and alignment with the existing windows. The resultant dwelling would not appear more obtrusive.

When viewed in isolation the proposal would appear acceptable in terms of design. When viewed from the surrounding area the proposal would not appear noticeable and the resultant dwelling would not have an adverse impact upon the character and appearance of the locality.

2. The proposed development would maintain a sufficient distance from the neighbouring properties to ensure that the adjoining occupiers would not suffer an adverse loss of residential amenity. The proposal would be at ground floor level and would not result in any further overlooking.

Therefore, the proposed development would meet the requirements of Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

3. The application site has a large area of hardstanding to the front of the dwelling which can accommodate several cars. Although the proposal would result in the loss of two garage spaces, ample parking space would be retained in excess of

the requirements of the parking standards of the Welwyn Hatfield District Plan 2005. Sufficient parking space would be retained in accordance with Policy M14 of the Welwyn Hatfield District Plan 2005.

The application has been submitted with a sustainability checklist which notes the windows would be south facing, double glazed and recycled materials would be considered. As the proposal comprises alterations to an existing part of a 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 would not have an adverse impact upon the character and context of the surrounding area. The residential amenity of the neighbouring occupiers would not be adversely affected and the development would meet the requirements of the Welwyn Hatfield District Plan 2005.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

- 1. C.2.1: Standard Time Limit
- 2. C.13.1: Development in accordance with approved plans/detail 9317/P/004 & 9317/P/001 A received and dated 03 July 2009.
- 3. C.5.2: Materials to Match

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 PPS1, PPG13, East of England Plan 2008 and development plan policies SD1, GBSP2, R3, M14, D1, D2, D8 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.....