

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

<b>APPLICATION No:</b>	<b>S6/2009/1553/FP</b>
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**NOTATION:**

The site lies within the settlement of Cuffley as designated 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 front and rear garden. 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 12m width x 53m length. The front of the dwelling is set back approximately 8m from the highway. The dwelling features a hipped roof and is finished in painted render, painted brick quoins, concrete roof tiles and white PVC windows. The dwelling has been previously extended by way of alterations to the roof including a dormer.

**DESCRIPTION OF PROPOSAL:**

The proposal seeks full planning permission for a single storey rear extension following demolition of the existing conservatory and attached garage to the new extension. The extension would project 6 metres beyond the existing dwelling and the garage adjacent to no. 17 would extend a further 2.5 metres beyond this (i.e total depth of 8.5 metres).

The submitted existing plans are inaccurate in that the existing conservatory and garage are not shown on either the floor plans or elevations.

**PLANNING HISTORY:**

S6/2008/0714/FP – Erection of Single Storey Front Extension (Granted)  
S6/2007/1648/FP – Erection of A Single Storey Front Extension (Refused)  
S6/1999/0271/FP - Erection of Detached Garage (Withdrawn)  
S6/1999/0702/FP - Erection of Detached Garage (Granted)

Planning history cannot be found for the rear conservatory

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Policy  
PPS1 – Delivering Sustainable Development

East of England Plan 2008:  
SS1 Achieving Sustainable Development  
T14 Parking  
ENV7 Quality in the Built Environment

Hertfordshire Structure Plan Review 1991 – 2011:  
None

Welwyn Hatfield District Plan 2005:

GBSP2 Towns and Specified Settlements  
D1 Quality of Design  
D2 Character and Context  
D9 Access and Design for People with Disabilities  
SD1 Sustainable Development  
R3 Energy Efficiency  
M14 Parking

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005  
Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, January 2004

## **CONSULTATIONS**

None

## **TOWN/PARISH COUNCIL COMMENTS**

Northaw & Cuffley Parish Council – no objection

## **REPRESENTATIONS**

None. Period expired 4<sup>th</sup> September 2009.

## **DISCUSSION:**

The main issues are:

- 1. Impact of the design on the character of the area**
- 2. Impact of the proposal on amenity of adjoining occupiers**
- 3. Highway and parking matters**
- 4. Other Material Planning Considerations**

1. Local plan policy D1 and D2 together with ENV7 of the East of England Plan 2008 and PPS1 are applicable in relation to the design of the proposal and its impact upon the character of the area.

Policy D1 requires developments to be of a high standard of design. The proposed extension would be to the rear of the dwelling following demolition of the existing conservatory.

No history has been found for the conservatory and it is considered that permission would have been required due to the location of the conservatory adjacent to the garage (former General Permitted Development Order 1985). It is also considered unlikely that the conservatory would have been built following the amended Order to the recent nature of this (1<sup>st</sup> October 2008), due to it now being proposed to be removed.

Furthermore, the submitted plans do not show any details regarding either the conservatory, detached garage or shed beyond this. Direct comparison between the existing development and proposed is therefore not possible.

From the site visit, it would appear that the proposed garage would be in approximately the same position as the existing. The proposed garage would have a 'false' pitched roof to the front of the development and would then extend to the rear with a flat roof. It is considered that this is comparable with the existing development and is therefore acceptable.

The extension to the lounge is quite deep at 6 metres (the existing dwelling is approximately 11 metres), however the extension spans only 2/3 of the width of the dwelling (approximately), is single storey with the ridge of the extension being lower than the original roof ridge, which is now 'hidden' due to the large dormer extension to the rear. It is considered that on balance the design of the extension is acceptable, particularly with reference to the alterations to the roof.

2. The garage, as mentioned previously, would be located on approximately the same siting as the existing. It is considered that there would be no overall harm to neighbours sharing this boundary. The extension would be set away from the boundary of no. 13 and there is a garage to their boundary with no. 15. It is therefore considered, that although deeper than would possibly normally be acceptable on neighbouring amenity, that in this case there would be little impact.

3. The proposal is providing garaging with an internal clearance of approximately 2.8 metres. It is therefore considered possible that this building could be used for parking. No additional bedrooms are proposed with this development. It is therefore considered that the level of parking provision is acceptable.

4. Details have not been submitted of any terraced area that may or may not be required (land slopes downwards away from the dwelling to the rear). The sustainability schedule details that a ramp will be provided for easy access. It is therefore suggested that an informative is attached advising that a terrace, not complying with the amended General Permitted Development Order, cannot be provided without the submission of a further planning application.

It is also suggested that an informative is attached highlighting the inaccuracy with the existing drawings.

Limited information has been provided regarding sustainability. However, it has been indicated that a ramp will be provided for easy access for physical disabilities. Whilst the information is very limited, it is considered acceptable.

#### **CONCLUSION:**

It is considered that the proposed development complies with local, regional and national policies. There would be no significant impact upon the character of the area or amenity of adjoining occupiers. Sufficient parking would be retained.

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

#### **CONDITIONS:**

1. C.2.1 – 3 year time limit
- 2.C.13.1: Development in accordance with approved plans/details  
Site Location Plan 1: 1250 & Block Plan 1: 500 & CRUM/2 & CRUM/5 & CRUM/6 & CRUM/8 & CRUM/9 received and dated 17 July 2009
3. C.5.2 – Matching materials
4. Detailed drawings of the ramp as indicated within the sustainability schedule shall be submitted to the Local Planning Authority for approval in writing. Subsequently the approved details shall not be implemented and not altered without the prior written consent of the Local Planning Authority.

REASON: In the interests of accessibility for people of limited mobility in accordance with policy SD1 and D9 of the Welwyn Hatfield District Plan 2005.

#### **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 SS1, T14 and ENV7 and development plan policies GBSP2. D1, D2, D9, D1, R3 and M14 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:**

1. Drawing numbers CRUM/1, CRUM/3, CRUM/4, CRUM/7 are all inaccurate in that they do not show the existing conservatory or garage; CRUM/5 should be annotated 'proposed' front elevation not existing as shown
2. This planning permission does not grant permission for any raised platform or terraced area which has a height greater than 300 millimetres. Planning permission would be required by submission of a further planning application for such development (refer The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.

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