

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2009/1600/FP
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NOTATION:

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

DESCRIPTION OF SITE:

The application dwelling is a detached bungalow with accommodation in the roofspace. The dwelling and garden spaces are accessed via a narrow driveway off Wilkins Green Lane. The application dwelling is set back from the public highway by approximately 65m. The dwelling is set back beyond the rear of the adjacent neighbouring properties. The plot is surrounded by mature vegetation that creates a tall dense screen, so that the property and rear amenity space are secluded.

The surrounding area comprises a variety of individually designed detached properties that have spacious plots. There is a rural feel to the area and the western boundary of the plot forms the boundary with the Metropolitan Green Belt.

DESCRIPTION OF PROPOSAL:

The proposed development would comprise an single storey extension infilling a corner area to the rear of the property. The proposal would measure 6m in width by 4.25m in depth with a ridged roof to a maximum height of 5.4m. The rear gable end would have some glazing within it and the roof slopes would contain 4 velux windows.

PLANNING HISTORY:

S6/1986/0366/ - Two storey side extension to form a granny flat; single storey rear extension and detached garage – Approved

S6/2005/0543/FP - Erection of a single storey front extension, first floor rear extension and side dormer window – Approved

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy

PPS1: Delivering sustainable development

PPG2: Green Belts

PPG13: Transport

East of England Plan 2008

SS1: Achieving Sustainable Development

T14: Parking

ENV1: Green Infrastructure

ENV5: Woodlands

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

RA11: Watling Chase Community Forest

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

No comments received.

REPRESENTATIONS

The application has been advertised by neighbour notification letters and one response has been received. Period expired 21 August 2009.

A letter of neighbour comments noted that the rear boundary on the location plan has not been plotted at it stands on site.

At the site visit the rear boundary position was in a different position than on the location plan, however, this would not alter the proposed development's impact upon the surrounding environment.

DISCUSSION:

The main issues are:

- 1. The impact of the proposal on the character and appearance of the locality**
- 2. The impact of the proposal upon the adjoining occupier**
- 3. Other Material Planning Considerations**

1. The proposed development would be sited to the rear of the property and would be screened from any public areas to the front of the dwelling. The existing boundary treatments screen the property and the area of the site significantly so that there are not any prominent views of the property from the surrounding plots.

The proposed extension would not be viewed from the neighbouring properties. Although glimpses of the roofspace of the extension could be viewed from the neighbouring properties, this area would not appear prominent and would not have an adverse impact upon the character and appearance of the locality.

If the existing boundary treatments were to be reduced or altered a sufficient distance would remain between the proposal and neighbouring properties. This distance

would ensure that the proposed extension would not appear prominent or overbearing.

The existing dwelling has been previously extended and features a variety of roof slopes and features. Although the proposed extension would introduce an additional gable ended projection to the rear of the dwelling it would reflect the existing roof's pitch and be subordinate to the existing dwelling. The proposal would be single storey and would be viewed against the backdrop of the existing dwelling. As the proposal is an infill it would not exceed the existing maximum dimensions of the dwelling.

In summary, when viewed in isolation the proposal would have an acceptable appearance and reflect the design of the existing dwelling. When viewed from the surrounding area the proposal would be screened and sited so that it would not appear overly prominent.

2. The application dwelling is set back significantly in comparison to the adjacent properties. The proposal would be sufficiently screened from the adjacent property to the west by the existing dwelling.

The adjacent property to the east is sited beyond a tall dense screen of vegetation. Although the depth of the dwelling would be closer to the boundary with this property, the resultant dwelling would not be much more noticeable than the existing dwelling. The proposed extension would be subordinate to the existing property and the existing greater height and bulk would partly screen the addition. As existing the boundary vegetation would prevent any significant impact. If the existing boundary vegetation were to be reduced the proposal would retain an sufficient distance from the adjacent property and low enough height to not appear dominant or obtrusive.

The properties beyond the rear boundary are sited a substantial distance from the application dwelling and would not suffer any loss of residential amenity.

Due to the low height and siting of the proposal, it would not result in an overbearing impact or loss of light to either of the adjoining occupiers.

The proposal would be single storey with only glazing to the rear elevation. The resultant dwelling would not result in any further overlooking or a loss of privacy to any of the neighbouring properties.

3. The proposed development would not adversely affect any trees or mature vegetation that are considered to be worthy of protection. Due to the site being located within the Watling Chase Community Forest, development should not result in the loss of tree cover and should aim to increase woodland cover. The East of England Plan has a target of increasing woodland cover within community forests by 30% by 2030 and to do this new development should make a contribution. Therefore, if permitted this application should be conditioned to ensure that an appropriate contribution is made to the tree cover within the application site. A reasonable contribution is considered to be 30% of the existing trees with a minimum of 1 new tree. Subject to the approval of an appropriate landscaping/tree plan, the proposal would comply with Policies ENV1 and ENV5 of the East of England Plan 2008 and RA11 of the Welwyn Hatfield District Plan 2005.

The proposed development would not impact upon the parking arrangements for the dwelling. The application site has well landscaped garden spaces to the front and rear and ample amenity space would be retained.

The application has been submitted with a sustainability checklist that notes the proposal would meet current building regulations and where possible sustainable materials would be used. Considering that the proposal comprises a single storey extension to the existing dwelling these provision would 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 appearance of the locality. The residential amenity of the neighbouring properties would not be adversely affected. The development would comply with the requirements of the Welwyn Hatfield District Plan 2005 and is considered to be acceptable.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C.2.1: 3 Year Time Limit
2. C.13.1: Development in accordance with approved plans/details 4940-02 & 4940-03 REV.A received and dated 10 July 2009.
3. C.5.2: Materials to Match
4. No development shall take place until full details on a suitably scaled plan, of native trees, representing a minimum of 1 new tree within the site's boundaries have been submitted to and approved in writing by the Local Planning Authority. Subsequently, these trees shall be planted and maintained as approved.

The approved tree planting shall be carried out in the first planting and seeding seasons following the completion of the development and any trees which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: The application site lies within the Watling Chase Community Forest and the landscaping of this site is required in order to protect and enhance the existing woodland cover. In accordance with Policies ENV5 of the East of England Plan 2008 and D8 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 PPS1, PPG13, East of England Plan 2008 policies SS1, T14, ENV1, ENV7, ENV5 and development plan policies SD1, GBSP2, R3, M14, D1, D2, D8, RA11 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:

The application has been submitted with a location plan that does not appear to show the full extent of the rear garden area as demarcated on site. The differences in boundary position would not effect the assessment of this application. However, the applicant should be aware that the validity of this consent could be affected if the boundary position is determined to be in a different position.

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