

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

<b>APPLICATION No:</b>	<b>S6/2009/1751/FP</b>
------------------------	------------------------

**NOTATION:**

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

**DESCRIPTION OF SITE:**

The site, No. 53 Bramble Road is an attached 2 storey, 3 bedroom dwelling located on the southern side of the highway. The property is orientated to the north and is bound by an attached terrace to the west and detached property to the east. The allotment is of an elongated rectangular configuration with a width of 9.6m when measured at the street frontage and 52.5m deep from the street to the rear of the property. There is evidence of previous extensions to the house including a rear conservatory and garage extension. The dwelling is of a white render finish with a single garage and hard paving within the front garden. The dwelling has been built to the two side flank boundaries of the property. Vehicular access to the site is via the front drive. The site is also located within the Watling Chase Community Forest.

**DESCRIPTION OF PROPOSAL:**

The application seeks full planning permission for the erection of a first floor side and rear extension and single storey front and rear extension to the existing property. The first floor extension to the rear of the building is to facilitate an additional bedroom. The first floor side extension is to protrude from the eastern elevation and is required as a result of a proposed internal reconfiguration of the first floor, including the installation of an ensuite bathroom and providing additional floor area to the existing bedroom. The first floor extension equates to an additional 22sqm of floor area to the dwelling. The ground floor rear extension is to replace the existing conservatory at the rear of the building and is to feature a flat roof. Given that the extension is to replace the existing conservatory, the additional floor area to rear extension will be 7.2sqm to the rear of the dwelling.

The front ground floor extension is to facilitate an enlarged and more formal entry to the dwelling. The extension will 7.3sqm to the building footprint and is to give a pitched roof. The proposed alterations equate to an additional 36.5sqm of floor area to the existing dwelling. The dwelling is to be rendered and tiled with matching materials.

**PLANNING HISTORY:** None

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Policy

PPS1: Delivering sustainable development

PPG2: Green Belts

East of England Plan 2008

SS1: Achieving Sustainable Development

ENV5: Woodlands

Hertfordshire Structure Plan Review 1991 – 2011:  
None

Welwyn Hatfield District Plan 2005:

SD1: Sustainable Development

GBSP2: Towns and specified settlements

RA10: Landscape Regions and Character Areas

R3: Energy Efficiency

D1: Quality of design

D2: Character and context

M14: Car Parking Standards for new development

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

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

**CONSULTATIONS:** N/A

**TOWN/PARISH COUNCIL COMMENTS:** N/A

### **REPRESENTATIONS**

This application has been advertised and no representations have been received.

### **DISCUSSION:**

**The main issues are:**

- 1. Design and character of the proposal upon the street scene**
- 2. Impact of the proposal upon the amenity of occupiers of adjoining dwellings**
- 3. Whether the proposal maintains adequate on site parking.**
- 4. Other Material Planning Considerations**

1. This portion of Hatfield, is characterised by a mixed of attached and detached housing sited on large land parcels of a similar white render finish. The character of the properties has changed over time however with evidence of various extensions permitted within the area.

D1 of Council's Supplementary Design guidance in summary requires that residential extensions be complementary in design and subordinate in size/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 existing dwelling, excluding the garage has a floor area of 132sqm and building footprint of 87sqm. The existing conservatory at the rear of the site is to be removed and replaced with a rear extension. The rear extension is to create an additional 7.2sqm of floor space given that it is to replace the existing conservatory. The front entrance extension is to be 7.32sqm. The first floor extension proposed on the side and rear elevations equates to 22sqm of additional floor space. The extensions as a whole equal 36.5sqm representing an increase of 27% in floor area.

In numerical terms, the size of the proposed extensions are considered to be in an appropriate proportion of the size of the existing dwelling. The additions are proposed are to be spread out over the rear side and front elevations, minimising the impact of

the additional built form proposed on the building. Overall it is considered that the proposal is in keeping and respects the integrity of the original building.

The majority of the dwellings within the street are of a bulky nature and contain additions and other design variations which deviate from the original form of the dwelling. The design of the additions and alterations is integral to the building maintaining the character of the property and the area. The bulk of the addition is to be located at the rear of the site with the additional first floor bedroom occupying a large proportion of the rear elevation. It is considered that the roof form of the first floor rear extension at the rear is complimentary to the lines of the original roof. In addition the flat roof design of the ground floor extension is considered to provide a amenable finish to the property, than the existing conservatory.

The proposed new entry to the building is considered to be complimentary to the style and form of the existing dwelling and is considered to enhance the appearance of the building from the street scene. The side extension, whilst visible from the street scene is considered to be a size and style that does not detract from the appearance of the principle dwelling itself or the character of the area to an extent that would warrant refusal of the application.

It is considered therefore that the size and style of the extensions proposed are subordinate to and do not overwhelm or override the architectural style or integrity of the principle dwelling. In addition, the style and design of the proposals, including the alterations to the front façade of the dwelling are considered to be sympathetic to the character of the dwelling and the street scene. For this reason, the proposal is considered to satisfy the intent of policies GBSP2, D1 and D2 of the Supplementary Design Guidelines.

2. The impact of the proposed development on the residential amenity of neighbouring dwellings is measured in terms of the impact on neighbouring properties access to day/sun/sky light, privacy and overshadowing.

One additional bathroom window is proposed on the eastern elevation of the property, bathroom windows however are required to be translucently glazed as a condition of consent, therefore it is considered that there are no additional privacy impacts on the adjoining eastern property. Additional windows are proposed on the ground level of the rear elevation. The large rear garden however provides a sufficient buffer between the property and the adjoining rear property to maintain an appropriate level of privacy. There are no additional windows proposed on the first floor rear extension. Furthermore, the enlarged entrance point at the front of the property is not considered to cause any adverse privacy issues. In addition to the above, the presence of dividing fencing and mature and dense vegetation is considered to sufficient to maintain privacy between the properties.

The first floor extension at the rear of the property will extend 3.5m from the rear southern elevation of the property. Given that the southern elevation of the property and adjoining properties enjoys the maximum amount of sunlight, and the extension's proximity to the adjoining boundaries it is not considered that the extension will have an unacceptable shadowing impact.

The side extension is to extend 1.4m from the eastern elevation of the building and will cast an additional shadow, the impact however is not considered to be of a size that would be harmful to the adjoining property. The single storey extension at the rear of the property is to occupy an additional 7sqm of building footprint. It is considered that the impact of the additional shadowing of the front and rear ground

floor extensions will not impact adjoining properties to an unacceptable level. Furthermore, no objections were raised by adjoining property owners, therefore it is considered that the amenities of adjoining properties will be maintained to an acceptable level.

3. The property currently has access to three parking spaces on the property, that being one space covered car parking space in the garage and hard surfacing on the front driveway which allows space for the parking of two vehicles. The site is located within Zone 3 as defined in the parking standards maps. The proposal involves the construction of an additional bedroom, which within Zone 3 requires 3 car parking spaces on site. The property already contains adequate space for 3 off street car parking spaces, therefore it is considered that the proposal complies with the relevant car parking spaces.
4. The application has included a sustainability checklist which notes that the extension/s will comply fully with the latest current building regulation legislation. In addition, the extension on the rear elevation is south facing and therefore will benefit from the maximum amount on sunlight. Given that the development would comprise of an extension 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.

The site is located within the area of Watling Chase Community Forest. Policy ENV5 states that planning authorities should achieve an increase in woodland cover by protecting and achieving better management of existing woodland and promoting new planting. With regard to residential extensions, Council considers that it is reasonable to require one additional tree to be planted on the site. It is considered that this measure satisfies the intent of Policy ENV5.

#### **CONCLUSION:**

It is considered that the proposed development would sufficiently maintain the character and appearance of the property and the area, and does not have an unacceptable impact on the residential amenity of neighbouring properties. In addition the proposal would be sufficiently energy efficient in accordance with the relevant government and local policies and therefore it is recommended that the application be granted permission subject to conditions of consent.

#### **RECOMMENDATION: S6/2009/1751/FP APPROVAL WITH CONDITIONS**

#### **CONDITIONS:**

1. C.2.1 – Time limit
2. C.13.1 – The development/works shall not be started and completed other than in accordance with plans and details in Drawing 01 received and dated 12 August 2009 unless otherwise agreed in writing by the Local Planning Authority.

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. C.5.2 – Matching Materials.
4. C7.9 - The bathroom window on the eastern elevation of the proposed building shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened below a height of 1.8 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

5. 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 PLANNING PERMISSION (S6/2009/1751/FP):**

The proposal has been considered against national policy PPS1, PPG2 East of England Plan policies SS1, ENV2, ENV5 and ENV7 and development plan policies SD1, GBSP2, R3, RA10, M14, 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. (see Officer's report which can be inspected at these offices).

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