

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

<b>APPLICATION No:</b>	<b>S6/2009/2110/FP</b>
------------------------	------------------------

**NOTATION:**

This site is located within the specified settlement of Cuffley as outlined 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 a rear garden and hardstanding to the front. 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 13m in width x 55m in length. The front of the dwelling is set back approximately 10m from the highway. The dwelling features a hipped roof and is finished in painted render with concrete roof tiles and white PVC windows.

**DESCRIPTION OF PROPOSAL:**

This application seeks full planning permission for the erection of a single storey side extension and loft conversion to include two side dormers, roof light window to front and side and a rear hip to gable conversion.

The proposed side extension would measure approximately 2.6m in width x 6.7m in depth and would be constructed against the boundary with No.34 to the north of the application site. The side extension would be finished with a flat roof behind a parapet wall approximately 3.2m in height.

Two side dormers are proposed, one on each side of the application dwelling. The dormers would measure approximately 2.8m in width x 2.4m in height and finished with a flat roof 250mm below the ridge of the main dwelling. It is also proposed to convert the existing hipped roof to a gabled roof at the rear providing accommodation in the roof space for two further bedrooms and bathroom.

**PLANNING HISTORY:**

S6/2009/0790/FP – Erection of Single Storey Side Extension and Loft Conversion to Include Side Dormer, Roof Light Window to Front and Side and a Rear Hip to Gable Conversion (Refused 23/06/2009)

Summary of reasons for refusal of planning application S6/2009/0790/FP:

1. The proposed side dormer, by virtue of its location, scale, bulk and design, would neither complement nor reflect the character and design of the existing dwelling or that of the context of the area. The side dormer would not appear subservient to the roof of the existing dwelling and would create an unbalanced appearance.
2. The single storey side extension would appear unduly prominent by virtue of the height of the proposed parapet exceeding the eaves height of the main

roof by approximately 500mm. The proposed side extension would disrupt the prevailing pattern of development and the generally well ordered street scene. A distinct lack of separation between the proposed side extension and No.34 Theobalds Road would give the extended bungalow a cramped and ungainly appearance.

3. The lack of separation and the height of the proposed extension would have a detrimental impact on light amenity to the windows on the south elevation of No.34 Theobalds Road serving a kitchen and dining room. The resulting loss of daylight would spoil the occupiers reasonable enjoyment of their property.

S6/2007/1965/FP - First Floor and Side Extension (Refused 31/12/2007 - Appeal Dismissed)

Summary of reasons for refusal of planning application S6/2007/1965/FP:

1. The proposed extension and roof enlargement would be out of scale with the original bungalow and would introduce additional bulk and mass which would not appear subordinate to the original dwelling. The design of the proposed extension and roof enlargement would adversely affect the character of the existing dwelling and the character of the immediate street scene. The side extension does not reflect existing spacing within the streetscene and would appear cramped on the site. The increase in ridge height would create a roofscape which is unduly dominant within the streetscene.
2. The lack of separation and the height of the proposed extension would have a detrimental impact on light amenity to the windows on the south elevation of No.34 Theobalds Road

S6/2007/1498/FP - First Floor and Side Extension (Refused 12/10/2008 - Appeal Dismissed)

S6/2000/0993/FP - Loft Conversion with Dormer Windows (Granted)

S6/1998/0920/FP - Erection of a Single Storey Side Extension (Granted)

S6/1990/0434/FP - Single Storey Rear Extension (Granted)

## **SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Planning Policy:

PPS1 Delivering Sustainable Development

East of England Plan 2008:

SS1 Achieving Sustainable Development

ENV7 Quality in the Built Environment

Welwyn Hatfield District Plan 2005:

SD1 Sustainable Development

R3 Energy Efficiency

GBSP2 Towns and Specified Settlements

D1 Quality of Design

D2 Character and Context

M14 Parking Standards for new development

Welwyn Hatfield District Plan, Supplementary Design Guidance, 2005

## **CONSULTATIONS**

None

## **TOWN/PARISH COUNCIL COMMENTS**

Northaw Cuffley Parish Council – No objection

## **REPRESENTATIONS**

The application was advertised by neighbour notification letters. No letters of representation were received.

## **DISCUSSION:**

The main issues are:

1. Quality of Design and Character and Context
2. Impact on Neighbour Amenity
3. Sustainable Development and Energy Efficiency

### **1. Quality of Design and Character and Context:**

National Planning Policy Guidance PPS1 Delivering Sustainable Development requires planning authorities to plan for high quality design which is appropriate in its context. Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 respectively require high quality design in all new development and for proposals to respect and relate to the character and context of their location. The residential design guidance emphasises that extensions should complement and reflect the design and character of the dwelling and be subordinate in scale. Additionally, extensions should respect existing spacing and not appear cramped on the site and the locality in general, not cause loss of light, materials should match and any overlooking towards living areas of adjacent dwellings should be minimised.

The existing ridge height and hipped roof to the front of the dwelling would be maintained. Where previously one large side dormer was proposed, the current application includes two smaller side dormers resulting in a more balanced appearance and allowing for a greater set back from the eaves and ridge. As a result the proposed dormers are considered to be subservient to the original dwelling overcoming reason 1 for refusal of planning application S6/2009/0790/FP.

The single storey side extension would be set back approximately 7.8m from the front elevation of the application dwelling significantly reducing its prominence within the streetscene and maintaining the visual separation between the application dwelling and No.34 Theobalds Road. The proposed development is considered to overcome reason 2 for refusal of planning application S6/2009/0790/FP in accordance PPS1 Delivering Sustainable Development, Policy SS1 and ENV7 of the East of England Plan 2008, Policy D1 and D2 of the Welwyn Hatfield District Plan 2005 and the accompanying Supplementary Design Guidance (Statement of Council Policy).

### **2. Impact on Neighbour Amenity:**

No additional windows are proposed within the north facing flank. It is proposed to relocate a number of windows within the south facing flank elevation, however this would not result in any increase in overlooking to the adjacent dwelling No.38 Theobalds Road. Two dormer windows are proposed, one each side of the application dwelling. The north facing dormer window would serve a bathroom and the south facing dormer window would serve a bedroom. It would be reasonable to attach a planning condition requiring the dormer windows to be obscure glazed and fixed below a height

of 1.8m. Accordingly, there would be no adverse impact in terms of private amenity as a result of the proposed development.

Previous planning applications S6/2009/0790/FP, S6/2007/1498/FP and S6/2007/1965/FP were refused partly due to the detrimental impact on light amenity to the windows on the south elevation of No.34 Theobalds Road as a result of the proposed side extension to the north elevation of No.36 Theobalds Road. The refused side extensions projected along the entire length of the north elevation of the application dwelling. The side extension currently proposed would be set back approximately 7.8m from the front elevation and as a result would have a reduced impact on light to the windows serving No.34 Theobalds Road. The proposed extension is unlikely to result in significant loss of light to No.34 Theobalds Road and is therefore considered to overcome the reason 3 for refusal of planning application S6/2009/0790/FP in accordance with PPS1 Delivering Sustainable Development, Policy SS1 and ENV7 of the East of England Plan 2008, Policy D1 and D2 of the Welwyn Hatfield District Plan 2005 and the accompanying Supplementary Design Guidance (Statement of Council Policy).

**3. Sustainable Development and Energy Efficiency:**

The applicant has submitted details of how the proposal would contribute towards sustainability in accordance with policies SD1 and R3 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance, 2005.

**CONCLUSION:**

The proposals comply with the relevant national policies and guidance, policies within the East of England Plan 2008, the Welwyn Hatfield District Plan 2005 and the requirements of the Supplementary Design Guidance (Statement of Council Policy).

**RECOMMENDATION: 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 the approved plans and details 7e & 10 received and dated 12 October 2009 & 06G & 8F & 09F received and dated 25 November 2009
3. C.5.2 – Matching Materials
4. C.7.9 – Fixed and Obscure Glazing (dormer windows)

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

The proposal has been considered against National Planning Policy PPS1 and Policy SS1 and ENV7 of the East of England Plan 2008 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP2, SD1, R3, D1, D2, M14 and Supplementary Design Guidance), 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.....**