

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2009/2354/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 a first floor rear extension over an existing ground floor lounge area. The extension would have one window to the rear.

PLANNING HISTORY:

S6/2009/1600/FP – Erection of single storey rear extension – granted 04/09/09

S6/2005/0543/FP - Erection of a single storey front extension, first floor rear extension and side dormer window – granted 23/06/05

S6/1986/0366/ - Two storey side extension to form a granny flat; single storey rear extension and detached garage – granted 28/08/86

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

None

TOWN/PARISH COUNCIL COMMENTS

No comments received.

REPRESENTATIONS

The application has been advertised by neighbour notification letters and no responses have been received.

Period expired 21 December 2009.

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 occupiers**
- 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 first floor extension would be glimpsed from the neighbouring properties, but would not appear prominent and would not have an adverse impact upon the character and appearance of the locality.

The existing dwelling has been recently granted planning permission (S6/2009/1600/FP) and the works have been partly implemented.

This latest extension and previous ones have given the dwelling a variety of roof slopes and features. The proposal would be at first floor level storey and would be

have a gable end style roof detail which was approved under the earlier in 2009. This design is considered to be in keeping with the character of the existing 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 have a significant impact on the residential amenity of the adjoining neighbour.

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

The proposal would only have one window which is to the rear elevation and this would not result in any significant 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 4940-03 REV B & 4940 -102 REV B received and dated 11 Nov 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.....

