

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2009/2432/FP
------------------------	------------------------

NOTATION:

The site is located within the town of Hatfield and also within the Watling Chase Community Forest as outlined in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application site is located on the south side of Bramble Way and consists of a 1930's two storey semi-detached dwelling with front and rear gardens and a single attached garage. The surrounding area and street scene are residential in character containing dwellings of similar design to the application dwelling. The application dwelling retains much of its original form when viewed from the front including the feature curved bay window, curved porch canopy and large overhanging eaves to the front. The rear garden is mostly laid to lawn with shiplap fencing and conifer hedges defining the boundaries. No.51 Bramble Way adjoining the application dwelling to the west features an existing rear extension built up to the boundary with No.49 Bramble Way.

DESCRIPTION OF PROPOSAL:

This application seeks full planning permission for the erection of a single storey side and rear extension wrapping around the south east corner of the application dwelling. The side extension would be irregular in shape as it has been designed to follow the line of the flank boundary. The side extension includes a replacement single garage measuring approximately 2.5m in width widening to approximately 3m at the rear of the garage. The rear extension would measure approximately 4m in depth x 9m in width. The extension would be finished with a flat roof behind a parapet wall approximately 3m in height

PLANNING HISTORY:

None

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Planning Policy:

PPS1 Delivering Sustainable Communities

PPG2 Green Belts (in relation to Community Forest)

East of England Plan 2008:

SS1 Achieving Sustainable Development

ENV1 Green Infrastructure

ENV5 Woodlands

ENV7 Quality in the Built Environment

T14 Parking

Welwyn Hatfield District Plan 2005:
GBSP2 Towns and Specified Settlements
SD1 Sustainable Development
R3 Energy Efficiency
RA11 Watling Chase Community Forest
D1 Quality of Design
D2 Character and Context
M14 Parking Standards for New Developments
Welwyn Hatfield District Plan, Supplementary Design Guidance, 2005

CONSULTATIONS

One letter of representation was received from Thames Water advising that there are public sewers crossing the site.

TOWN/PARISH COUNCIL COMMENTS

Hatfield Town Council – No response received (Consulted 17/11/2009)

REPRESENTATIONS

The application was advertised by site notice and neighbour notification letters. No letters of representation have been received

DISCUSSION:

The main issues are:

1. Quality of Design and Character and Context
2. Impact on Neighbour Amenity
3. Watling Chase Community Forest
4. 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 application dwelling retains much of its original form when viewed from the front including the feature curved bay window, curved porch canopy and large overhanging eaves. A number of the neighbouring dwellings within the immediate street scene have been subject to single storey front and two storey side extensions that have altered their appearance to an extent.

The proposed single storey side and rear extension would be located to the rear of a replacement single garage and would therefore have no discernible presence in the street scene. The garage would be set back from the front elevation of the application dwelling and the proposed flat roof behind a parapet is consistent with a number of existing extensions to neighbouring properties.

The extension would be subordinate in scale to the original dwelling by virtue of the proposed roof height and set back from the front elevation. The design is considered to be sympathetic to the form and style of the existing property and would not detract from the distinctive characteristics described above. The proposals comply with PPS1 Delivering Sustainable Development, Policy SS1 and ENV7 of the East of England Plan 2008 and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005 (Statement of Council Policy).

2. Impact on Neighbour Amenity:

The proposed extension would not have an overbearing impact or result in loss of light to the occupiers of No.51 Bramble Way by virtue of the existing rear extension to this dwelling measuring approximately 3m in depth. The proposed extension would not have a detrimental impact upon the amenity currently enjoyed by occupiers of No.47 Bramble Road as a result of the existing garage serving this property which is built up to the boundary. Sufficient separation distance exists between the proposed rear extension and the nearest window serving a habitable room at No.47 Bramble Road. The extension would have no impact on the privacy of neighbouring occupiers as there are no windows proposed within the flank elevations of the extension. No letters of representation have been received from neighbours and North Mymms Parish Council did not object. Policy D1 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005 (Statement of Council Policy).

3. Watling Chase Community Forest:

Within the boundaries of Watling Chase Community Forest the Council seek to achieve the objectives of the Forest Plan, including landscape improvements. The East of England Plan includes a target to increase woodland cover within community forests by 30 percent by 2030 and to do this new development should make a contribution. The proposed development would not adversely affect any trees or mature vegetation that are considered to be worthy of protection. Furthermore, if permitted a condition should be applied to ensure that an appropriate contribution is made to the tree cover within the application site. A reasonable contribution is considered to be a minimum of one new tree. Subject to the approval of an appropriate landscaping scheme, 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

4. Sustainable Development:

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 01 received and dated 02 November 2009
3. C.5.2 – Matching Materials
4. No development shall take place until full details on a suitably scaled plan, of native trees, representing a minimum of one 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.

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against National Planning Policy PPS1, PPG2 and Policy SS1, T14, ENV1, ENV5 and ENV7 of the East of England Plan 2008 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 SD1, GBSP2, R1, R3, RA11, M14, D1 and D2 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

Thames Water have advised that there are public sewers crossing the site. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval must be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

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