

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2010/0128/FP
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NOTATION:

This site is located within the town of Hatfield and Area of Archaeological Significance 12 as outlined in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application site is situated to the south west corner of Mulberry Mead and consist of a two storey end of terrace dwelling with an attached single garage and front and rear gardens. The surrounding area and street scene are residential in character and contain similar dwellings in respect of both size and appearance. The application dwelling benefits from an existing rear conservatory and one off street parking space in addition to the garage space.

DESCRIPTION OF PROPOSAL:

This application seeks full planning permission for the erection of a two storey side extension following demolition of the existing single garage. The extension would measure approximately 2.7m in width x 8.6m in depth with a gabled roof approximately 8m in height. The extension would provide for a laundry room and study at ground floor and an additional bedroom at first floor. The extension would be finished in materials to match existing. No windows are proposed within the flank elevation.

PLANNING HISTORY:

S6/1999/1115/OP - Residential Development (Outline) Including Access to Public Highway (Granted 30/04/02)

S6/2001/1045/DE - Erection of 111 Houses and 20 Flats, Together with Garaging, Parking Areas, Access Roads, Footways/Cycleways and Public Open Space (Granted 21/05/2002)

S6/2005/1340/FP - Erection of Single Storey Side Extension (Granted 16/12/2005)

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Planning Policy:

PPS1 Delivering Sustainable Communities

PPG16 Archaeology and Planning

East of England Plan 2008:

SS1 Achieving Sustainable Development

ENV6 The Historic Environment

ENV7 Quality in the Built Environment

T14 Parking

Welwyn Hatfield District Plan 2005:
GBSP2 Towns and Specified Settlements
SD1 Sustainable Development
R3 Energy Efficiency
R29 Archaeology
D1 Quality of Design
D2 Character and Context
M14 Parking Standards for New Development
Welwyn Hatfield District Plan, Supplementary Design Guidance, 2005

CONSULTATIONS

Hertfordshire County Council – Transportation Planning and Policy: Does not wish to restrict the grant of planning permission

Hertfordshire County Council – County Archaeologist: No response (Consulted 10/02/2010)

TOWN/PARISH COUNCIL COMMENTS

Hatfield Town Council – No response (Consulted 08/02/2010)

REPRESENTATIONS

The application was advertised by site notice and 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. Parking Standards
4. Other Material Considerations

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.

In terms of spacing, the residential design guidance emphasises that multi-storey side extensions should maintain a minimum distance of 1m between the extension and the adjoining flank boundary. This is to prevent over development across plot widths and a terracing effect within areas of detached and semi-detached dwellings; to ensure that the extension of a dwelling does not prejudice the ability of an adjacent dwelling occupier to extend without destroying any separation that exists and to preserve the amenity of adjoining dwellings including those whose rear gardens adjoin the proposed extension.

The Council has in the past taken the view that multi-storey extensions built up to the flank boundary are acceptable where sufficient open space exists

beyond the site boundary, which can include the rear garden of a neighbouring dwelling, to maintain the character of the area and protect neighbour amenity.

The proposed two storey side extension would be built up to the flank site boundary to the south east adjacent to a foot path which provides access to the rear gardens of No.53 and 57 Mulberry Mead. The opposite side of the foot path is bound by the rear gardens serving No's.45, 47 and 49 Mulberry Mead. Approximately 10m separation distance would be maintained between the extension and the first floor rear elevation of No.49 Mulberry Mead. Building up to the boundary in this location would therefore not have a detrimental impact on the spacious character of the street scene.

The extension would be set back from the existing front elevation by approximately 0.5m and the ridge height would be set below the main ridge. This arrangement provides a visual break within the front elevation. As such the extension would appear subordinate to the original dwelling. The design of the extension is acceptable and would maintain the character and appearance of the area. 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:

By virtue of orientation and the resulting oblique angles between habitable rooms, there would be no direct overlooking to the rear elevation of No's.45, 47 and 49 Mulberry Mead. It is acknowledged that an additional first floor window within the rear elevation is likely increase the potential for overlooking to parts of the rear gardens of neighbouring properties, however there would be no significant loss of privacy over and above the present situation as rear gardens are overlooked by existing windows within the application dwelling and neighbouring dwellings. No windows are proposed within the flank elevation of the extension. With regards to light, the impact on amenity as a result of the extension is likely to be minimal by virtue of orientation. The impact of the extension in terms of being overbearing would not be significantly greater than the existing garage and first floor flank elevation. The development is not considered sufficiently harmful to warrant refusal of planning permission in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005 and the accompanying Supplementary Design Guidance (Statement of Council Policy)

3. Parking and Highways:

The applicant has indicated on The Existing Roof Plan that a parking area of 5m x 5m exists to the front of the application dwelling, however, this does not take account of the porch which projects 1m to the front of the dwelling. Following a site visit, it has been established that one parking space and one garage space currently exists. The existing parking space is located in front of the garage and measures approximately 2.8m x 5.5m. The remaining area to the front of the application dwelling consists of soft landscaping which provides an important visual break to the existing block paved access road and parking area serving No's.51, 53, 55, 57, 59, 61, 63 and 65 Mulberry Mead.

The proposed two storey side extension would result in the loss of the garage and therefore the loss of one parking space. It is possible that soft landscaping to the front of the site could be replaced by hard surfacing and a second vehicle could be parked at an angle to prevent it overhanging the

shared access way. Notwithstanding, the harm caused by the loss of soft landscaping, it is likely that provision of a hard surface could be achieved in accordance with permitted development rights outside the control of the Local Planning Authority.

Supplementary Planning Guidance on parking standards identifies the site as within Zone 4. Residential dwellings with four or more bedrooms located within Zone 4 require a maximum of three car parking spaces. The applicant has indicated that two parking spaces would be provided and Hertfordshire County Council Transportation Planning and Policy do not wish to restrict the grant of planning permission. To ensure the additional parking space is provided, it is reasonable to attach a planning requiring the area set aside for car parking to be laid out and surfaced in accordance with a scheme which has been submitted to and agreed in writing by the Local Planning Authority. The proposals therefore comply with Policy M14 of the Welwyn Hatfield District Plan 2005 and Supplementary Planning Guidance.

4. Other Material Considerations:

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. The applicant has indicated within the submitted sustainability checklist that a water butt would be fitted, windows and doors would be lockable, existing planting would be unaffected and cycle storage and bin storage is would be provided within a garden shed.

Archaeological Impact:

The application site is located within Area of Archaeological Significance 12. The proposed extension adjoins a modern dwelling constructed within the past eight years and would largely be located within the footprint of an existing garage to be demolished. It is therefore considered unlikely that the development would impact upon archaeological remains. In these circumstances a condition requiring archaeological investigation would not be reasonable.

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 25 January 2010
3. C.5.2 – Matching Materials
4. No development shall take place until the area set aside for car parking has been laid out and surfaced, in accordance with a scheme which has been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure that the spaces are provided prior to the occupation of the units in the interests of highway safety in accordance with Planning Policy Guidance Note 13: Transport

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against National Planning Policy PPS1 and Policy SS1, T14 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.....