

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

<b>APPLICATION No:</b>	<b>S6/2010/0747/FP</b>
------------------------	------------------------

**NOTATION:**

The site lies within the Metropolitan Green Belt as designated in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

The site is situated on the southern side of The Ridgeway on a plot which is approximately rectangular in shape with a frontage of 23 metres and a depth of 85 metres.

The plot is relatively level across its width; however the ground level falls away gradually to the rear boundary.

The site contains a detached chalet style dwelling with a gable fronted design and constructed of brickwork and white render with a plain tile roof. The property is currently being extended following an earlier planning approval.

**DESCRIPTION OF PROPOSAL:**

This application seeks planning permission for an amendment to planning application S6/2008/1652/FP to change a first floor rear bedroom window to a pair of glazed doors with full height windows either side. A Juliet balcony is also proposed for the pair of proposed doors.

In all other respects, the proposal is the same as approved originally by application S6/2008/1652/FP.

**PLANNING HISTORY:**

983-68 – Extensions and additions to form double garage - granted

967-69 – Ground floor extension - granted

S6/1989/0031/OP – Site for detached dwelling with garage – refused

S6/2005/1536/FP – Demolition of existing dwelling, garage and outbuildings and erection of two storey detached 4 bedroomed dwelling with associated landscaping – refused

S6/2006/0807/FP – Demolition of existing dwelling and erection of two storey detached 4 bedroomed dwelling – refused

S6/2007/1139/FP – Erection of two storey side extension including dormer windows following demolition of existing garage – refused.

S6/2007/1503/FP – Erection of a two storey side extension including dormer window following demolition of existing garage

S6/2008/254/FP – Erection of single storey side and rear extension and two storey rear extension including dormer windows - refused

S6/2008/756/FP – Erection of single storey side and rear extensions with new roof dormers - granted

S6/2008/778/FP – Erection of single storey side extension and two storey side and rear extension with dormers following demolition of existing detached garage – refused

S6/2008/1652/FP - Erection of single storey side & rear & part first floor side extensions with dormers following demolition of garage –granted 23/1008

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

National Policy

PPS1 - Delivering Sustainable Development  
PPG2 – Green Belts

East of England Plan 2008

SS1– Achieving Sustainable Development  
SS7 – Green Belt  
ENV7 – Quality in the Built Environment

Hertfordshire Structure Plan Review 1991-2011

None

Welwyn Hatfield District Plan 2005

GBSP1 – Definition of Green Belt  
RA3 – Extensions to Dwellings in the Green Belt  
SD1 – Sustainable Development  
R3 – Energy Efficiency  
D1 - Quality of Design  
D2 - Character and Context  
M14 – Parking Standards for New Development

Supplementary Design Guidance, February 2005

Supplementary Planning Guidance – Parking Standards, January 2004

## CONSULTATIONS

None

## TOWN/PARISH COUNCIL COMMENTS

Northaw and Cuffley Parish Council comment : The PC have been unable to see the existing elevations to check how different the extension will be and have no drawing of the Juliet balcony at all. However, this seems to be in line with the other on 'The Ridgeway'

## REPRESENTATIONS

This application has been advertised and 1 representations have been received.

The adjoining neighbour has requested that any planning conditions imposed requires that it is constructed in one piece with no moving parts, which would prevent a gate that could be opened.

Period expired 2/6/10

## DISCUSSION:

### Introduction

This application is exactly the same as the previous application S6/2008/1652/FP except that the first floor rear windows to the master bedroom are to be replaced by a pair of full height glazed.

The previous report in application S6/2008/1652/FP is therefore relevant to this application, but is not repeated here as these matters remain unchanged part

An amended drawing has been received which clearly shows all the elevation of the proposed balcony as requested.

The main issue in this application is :

### **1. The Impact of the proposal on the residential amenity of adjoining neighbours.**

Policy D1 of the local plan and the Supplementary Design Guidance (SDG) are relevant.

Following a site visit, it was noted that the views achievable from the flat roof would give a clear and unobstructed view to the adjoining neighbours rear gardens and particularly to No.95.

This degree of overlooking, if used as an outside terrace area would result in a degree of overlooking which would not comply with the SDG.

In regards to the full height windows and doors, there would be no significant loss of privacy to the adjoining neighbours from views within the building.

It would be reasonable to support the proposal for the new doors and windows subject to the constraints that a Juliet balcony would restrict any access to the roof.

A planning condition ensuring that the railings of the balcony are fixed in place prior to first occupation of the master bedroom would be reasonable along with the retention of these unless the doors were removed and replaced with windows which are non opening below 1m from finished floor level.

## **CONCLUSION:**

Subject to this condition, the proposal complies with policy D1 & the SDG.

## **RECOMMENDATION: APPROVAL WITH CONDITIONS**

### **CONDITIONS:**

1. C.2.1 3 Year standard time limit.
2. C.13.1: Development in accordance with approved plans/details : 8504/P/013a received and dated 28 May 2010.
3. The proposed Juliet Balcony railings as shown on approved drawing 8504/P/013a received and dated 28 May 2010 shall be installed prior to the first occupation of the master bedroom shown on this approved drawing. The design of these balcony railings shall be made of one piece which is securely bolted to the adjoining wall with no moving parts. This balcony railings shall remain in-situ thereafter. Furthermore, no access shall therefore be provided to the roof of the approved ground floor rear extension by way of any windows, doors or staircases and the roof of this extension hereby permitted shall not be used as a balcony or sitting out area.

**REASON:** To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005 and the Supplementary Design Guidance.

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

The proposal has been considered against Planning Policy Statement/Guidance PPG2, PPS1, East of England Plan 2008 SS1, SS7 & ENV7 and development plan policies GBSP1, SD1, R3, D1, D2 and M14 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:**

None

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