

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2010/0932/FP
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NOTATION:

The site lies within Hatfield Aerodrome as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application site is located to the south of Daffodil Close. The property is detached with five bedrooms. Attached to the side of the dwellinghouse is a double garage. To the front of the property are two dormer windows with pitched roofs. On the ground floor are two bay windows, one either side of the front door. The front door has a pitched canopy roof above. The dwellinghouse comprises of red brick work and red roof tiling.

DESCRIPTION OF PROPOSAL:

Original Application:

The proposal is to create a playroom above the existing double garage. The ridgeline of the double garage will be increased from 5.1 metres to 7.5 metres. The pitch of the existing roof will be altered. Proposed on the front elevation of the new roof is three rooflights and the rear wall of the proposed playroom is a window measuring 1.1 metres in width and 1.2 metres in height.

Proposed along the rear wall of the main dwellinghouse is a single storey extension measuring 3.9 metres in depth and 3.7 metres in height. Located approximately mid way between the rear extension is a proposed conservatory measuring a total of 4.6 metres in height, 3.2 metres in width and 5.3 metres in depth.

To the front of the property, the existing canopy porch is proposed to be replaced with a different design which increases the ridge height by 0.05 metres and includes the installation of two pillars.

Revised Application:

The revised proposal removes the playroom above the existing double garage. The application now comprises of the single storey rear extension which remains the same height as stated above. The conservatory element has been reduced in height by 0.9 metres and now measures 3.7 metres.

To the front of the property, the proposed canopy porch measures 3.3 metres in height and 2.3 metres in width and includes the installation of two pillars.

PLANNING HISTORY:

The planning history of the dwellinghouse follows the planning approval (S6/1999/0971/FP) that included this plot as part of the erection of 144 houses and 26 flats.

The following permitted development rights have been removed from this property: Schedule 2, Part 2, Classes A and B and no development falling within classes A, B, D or F of Part 1 of Schedule 2 to that order (refer to condition 15 of application S6/1999/0971/FP).

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy

PPS1: Delivering sustainable development

Welwyn Hatfield District Plan 2005:

SD1: Sustainable Development

GBSP2: Towns and specified settlements

R3: Energy Efficiency

D1: Quality of design

D2: Character and context

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

Welwyn Hatfield District Plan, Hatfield Aerodrome Supplementary Planning Guidance, November 1999

CONSULTATIONS

Hertfordshire County Council Archaeology Department – The proposed development is unlikely to have an impact on significant archaeological deposits, structures or features.

TOWN/PARISH COUNCIL COMMENTS

None

REPRESENTATIONS

The original application was advertised by neighbour notification letters and site notice and 3 representations had been received. Period expired 9th June 2010.

The representations combined raise the following concerns/objections:

- The proposed playroom would make the property appear too large and overdeveloped for the plot,
- The rear extension along with the conservatory is far too large for the size of the property and the plot. This proposal will bring the property much nearer to neighbour's boundary and be detrimental to the enjoyment of neighbour property,
- As the extension is south facing, we anticipate receiving un wanted glare or reflection from the mass of angled glass,
- The side extension would be very unsightly with the addition of the side window providing a direct view over our entire garden,
- The loss of natural light in the morning will be very noticeable,
- The side extension is for the purpose of a playroom but concern is that this could easily be utilised as a bedroom and question why converting the existing garage space has not been considered.

Further to the revised plans, the application was re-advertised by neighbour notification letters and 1 representation was received. Period expired 14th July 2010.

The representation raises the following objections:

- The extension proposed is not in keeping with the original design of this estate,
- The enlargement of the house within the plot will be an over development,
- This extension to the property is extremely and unnecessarily large and high, especially the conservatory element, given the small dimensions of surrounding gardens,
- Anticipate receiving un wanted glare or reflection from the mass of angled glass,
- Would have no objection to the application if the application was either a pitched roof or a conservatory but not a combination.

DISCUSSION:

The main issues are:

- 1. The impact of the proposal on the character and appearance of the existing property and the surrounding area,**
- 2. Impact on amenity of the dwellinghouse and adjoining properties,**
- 3. Other material planning considerations**

1. The impact of the proposal on the character and appearance of the existing property and the surrounding area

Planning policy D1 and the supplementary design guidance are relevant where paragraph 5.2 (Section 5 Residential Extensions) states in part i) that extensions should be designed to complement and reflect the design and character of the dwelling and be subordinate in scale.

Policy D2 requires all new development to respect and relate to the character and context of the area in which it is proposed. Development proposals should as a minimum maintain, and where possible, should enhance or improve the character of the existing area.

The streetscene of Daffodil Close is similar in character and design. The properties are mainly detached and finished in red brickwork with red roof tiling. No. 42 sits more prominently within the street scene when compared with the row of properties which lie to the west of No. 42. The property has a higher ridgeline of approximately 2-3 metres which results in a higher degree of pitch and has two dormer windows on the front elevation. Dormer windows are not an uncommon feature within Daffodil Close however, no dormer windows are present on the row of properties adjoining No. 42 which makes the property appear more prominent.

To the rear of the property, the proposal to create a single storey rear extension and conservatory is not considered to detract from the design and character of the dwellinghouse by virtue of its height and depth remaining subordinate to the existing dwellinghouse. In the original submitted plans the height of the proposed conservatory element of the rear extension measured 4.6 metres which was considered too high and would appear quite prominent when viewed from adjoining properties and in relation to the remaining proposed rear extension. In addition, it would not have appeared subordinate in scale to the existing dwellinghouse. The revised drawings show the height of the conservatory to be 3.7 metres which is a reduction of 0.9 metres. The revision to the height is considered to be more in

keeping with the height of the adjoining proposed rear extension and is not considered to appear overly dominant when viewed in relation to other single storey rear extensions and conservatories of neighbouring properties. The proposal therefore complies with policy D2 of the Welwyn Hatfield District Plan, 2005 by virtue of the conservatory and single storey rear extension maintaining the character of the existing area and policy D1 by virtue of the proposal remaining subordinate in scale to the existing dwellinghouse.

The proposed front porch is not considered to detrimentally alter the character of dwellinghouse by virtue of its minimal size and therefore complies with policy D1 and D2 of the Welwyn Hatfield District Plan, 2005.

2. Impact on amenity of the dwellinghouse and adjoining properties

To the rear of the property is a lawned garden which measures approximately 13 metres in depth from the rear wall of the existing dwellinghouse. The rear garden is bordered on all three sides by rear gardens of adjoining properties. Along the eastern boundary, the dwellinghouse is overlooked by a number of properties, in particular No. 36 – 38 Daffodil Close. Policy D1 and the supplementary design guidance paragraph 5.2 states in part iii) that the extension should not cause loss of light or be unduly dominant from adjoining properties, as a result of either the length of projection, the height or proximity of the extension.

The single storey rear extension and conservatory are not considered to detrimentally impact on the amenity of adjoining neighbours by virtue of its height and depth. Overlooking would not be an issue by virtue of the extension not incorporating side windows.

Both the rear extension and the conservatory combined are not considered to detrimentally impact on the amenity of the dwellinghouse itself when considering the loss of garden space. The property will still benefit from an adequately sized garden space which will remain functional and usable in relation to the size of the dwellinghouse.

3. Other material planning considerations

Sustainable Development: Policy R3 states that the Council expects all development to include measures to maximise energy conservation through the design of buildings, site layout and provision of landscaping. The proposed development, as outlined in the sustainability checklist, will be insulated to the latest building regulations. The proposal is not considered to detract from policy R3 of the Welwyn Hatfield District Plan, 2005

Archaeology: Policy R29 states that where a proposal for development may affect remains of archaeological significance, or may be sited in an area of archaeological potential, developers will be required to undertake an archaeological assessment. The application site is located adjacent to an archaeological site. The archaeological department at Hertfordshire County Council have been consulted and conclude that the proposed development is unlikely to have an impact on significant archaeological deposits, structures or features.

CONCLUSION:

The proposed development is considered acceptable in terms of its size, scale, design and materials and would appear subordinate in scale to the existing

dwellinghouse. It is considered that the proposal is consistent with policies D1 and D2 of the Welwyn Hatfield District Plan, 2005.

RECOMMENDATION

Application S6/2010/0932/FP be **APPROVED** subject to the following conditions:

1. C.2.1 – Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 91 of the Town and Country Planning Act (As amended)

2. C.13.1 – Development built in accordance with the approved plans

The development/works shall not be started and completed other than in accordance with the approved plans and details:

Site Location Plan (1:1250) received and dated 12th May 2010 & Rear Extension FM3 3 EDITION received and dated 29th June 2010

unless otherwise agreed in writing by the Local Planning Authority:

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

Post Development

3. C.5.2 – Matching materials

The brickwork, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations, with the exception of the conservatory, shall match the existing dwelling, unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

Reason for Grant of FP:

The proposal has been considered against Planning Policy Statement/Guidance PPS1 and development plan policies SD1, GBSP2, D1, D2 and R3 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).

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