

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

<b>APPLICATION No:</b>	<b>S6/2010/1371/FP</b>
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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 an end of terrace house. The surrounding area is characterised by similar properties and semi-detached units which form a linear layout. The application dwelling has been previously extended to the rear at single storey level as has the adjoining dwelling to the west (no 32). The adjacent dwelling to the east (no 28) is separated by a vehicular access, which has now been enclosed. Number 28 has an existing two-storey rear extension.

**DESCRIPTION OF PROPOSAL:**

The proposed development would involve a single storey rear extension, hip-to-gable roof alteration and a rear dormer window.

The proposed rear extension would approximately measure 5.1m in width by 6.2m in depth with a pitched roof to a height of approximately 3.2m. The proposed rear dormer would measure 2.5m in width by 1.5m in height.

**PLANNING HISTORY:**

None relevant.

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Policy

PPS1: Delivering sustainable development

PPG13: Transport

Hertfordshire Structure Plan Review 1991 – 2011:

None.

Welwyn Hatfield District Plan 2005:

SD1: Sustainable Development

GBSP2: Towns and specified settlements

R3: Energy Efficiency

R5: Waste Management

M14: Parking standards for new developments

D1: Quality of design

D2: Character and context

D8: Landscaping

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, January 2004

## CONSULTATIONS

### HATFIELD TOWN COUNCIL COMMENTS

The Town Council have just given the one objection to this application. The rooflight on the second floor at the front of the property. The Council consider the rooflight out of keeping with neighbouring properties and therefore inappropriate.

The plans were subsequently amended to remove the rooflight.

### REPRESENTATIONS

This application has been advertised by neighbour notification letters and no representations have been received. Period expired 23 July 2010.

### DISCUSSION:

The main issues are:

- 1. The proposed development's impact upon the character and appearance of the locality**
- 2. The proposed development's impact upon the residential amenity of the adjoining occupier**
- 3. Other Material Planning Considerations**

1. The proposed development would largely be sited to the rear of the property with only the hip-to-gable alteration being visible within the street scene. The neighbouring properties have predominantly retained their original shape with only a limited amount of roof alterations visible within the street scene. The wider surrounding area has more alterations and several roof alterations appear to have been carried out within permitted development.

The proposed hip-to-gable alteration would reflect an existing alteration to the other side of the terrace at number 40. Therefore, the proposal would balance the appearance of the roof space and not appear out of place. The proposed dormer window would be sited to the rear and would not affect the public street scene. The proposed dormer has been designed to maintain an appropriate distance from the edges of the roof and the eaves. The dormer window would be subordinate to the roof of the main dwelling and would not appear overbearing or too dominant. The proposed roof alterations would therefore meet the requirements of the supplementary design guidance of the Welwyn Hatfield District Plan 2005.

The proposed rear extension would have a significant depth, which would usually not be acceptable. However, the proposal would not result in any further visual harm when compared to the application dwelling's existing rear extension. The development at the surrounding properties would also offset the proposal's depth to ensure that it would not appear too prominent or out of place.

2. The application dwelling and the adjoining property have existing single storey additions, which have the same depth as the proposal. The existing extensions to the neighbouring property would partly screen the proposal and ensure that the outlook from the ground floor windows is not affected. Although the proposal would be noticeable from the first floor windows of number 32, the resultant dwelling would not appear more dominant than the existing.

The proposed roof alterations would have a sufficient separation distance from the neighbouring properties to ensure that they would not appear too prominent or dominant. The proposed dormer window would insert glazing at a higher level, but would not significantly increase the sideward view. The proposed development would not result in any further overlooking of the adjacent properties and would not lead to a significant loss of privacy to the adjoining occupiers.

The proposed loft conversion would have a window within the side elevation which would give light to the stairwell. This addition would be relatively narrow and not allow a substantial outlook. When considering the area that this window would serve, it would not result any further overlooking than the existing windows at first floor level. The private area of number 28 surrounding the rear elevation would remain screened by the existing two-storey rear extension. Number 28 is separated by a vehicular access. This property would maintain a sufficient distance from the proposed development and would not suffer an adverse loss of residential amenity.

3. The proposed development would create an additional bedroom within the roof space. Due to internal alterations to the layout of the dwelling the property would remain a 3 bedroom dwelling. Therefore, there would not be an increase in the parking requirements of the dwelling or an need to reassess the parking provision.

The application has been submitted with a sustainability checklist, which notes the development would comply with building regulations, roof tiles would be reused and building materials would be used for hardcore. Considering the development would comprise extensions to an existing dwelling these provision are a reasonable effort to meet the requirements of Policies SD1 and 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 or the residential amenity of the adjoining occupiers. The application is considered to be acceptable and to comply with the relevant requirements of the Welwyn Hatfield District Plan 2005.

#### **RECOMMENDATION: APPROVAL WITH CONDITIONS**

#### **CONDITIONS:**

1. C.2.1: Standard Time Limit
2. C.13.1: Development in accordance with approved plans/details Site Location Plan 1:1250 received and dated 28 June 2010  
2035/2/1 D received and dated 6 August 2010.
3. C.5.1: Materials to Match

#### **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 and development plan policies SD1, GBSP2, R3, R5, M14, D1, D2, D8 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.....**