

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2010/1790/FP
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NOTATION:

The site lies within The Old Hatfield Conservation Areas and an Area of Archaeological Significance as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application dwelling is a Grade II Listed mid-terrace house on the northern side of Fore Street. The property is two-storey with accommodation in the roofspace and 2 flat roofed dormer to the front plane of the roof. The adjacent properties 14, 18 and 20 are also listed. The house is red brick, with Georgian, white painted, timber sash windows and a slate roof.

To the rear the dwelling is partly three storey with a small window within a gable projection and windows within a mansard roofslope. The existing property has a single storey rear projection with a mono-pitched roof. This addition has a tall parapet wall on the boundary with number 14, a red plain tiled roof and has brick elevations that have been painted white. To the other side of the rear elevation is a shallow, single storey, flat roofed projection.

DESCRIPTION OF PROPOSAL:

The proposed development would involve a single storey extension to the rear of the property. This addition would approximately measure 3.2m in width by 4.8m in depth with have a flat roof to a height of 3.3m and adjoin the existing rear projection. The proposal would be set at an angle to reflect the existing rear projection and boundary, which are splayed. As this addition would adjoin the existing rear extension, its roof would sit on the roof slope of the existing extension to allow the existing mono-pitched roof to drain onto the proposal's roof.

PLANNING HISTORY:

S6/2010/1791/LB – Erection of single storey rear extension with alterations – Pending consideration.

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy

PPS1: Delivering sustainable development

PPS5: Planning for the Historic Environment

PPG14: Development on Unstable Land

Hertfordshire Structure Plan Review 1991 – 2011:

None.

Welwyn Hatfield District Plan 2005:

SD1: Sustainable Development

GBSP2: Towns and specified settlements

R3: Energy Efficiency

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

Hertfordshire County Council Archaeology - No. 16 and nos 14, 18 and 20 are Listed as being of architectural and historic significance and date from the 18th century.

The proposed development is therefore likely to have an impact on heritage assets and was recommended therefore, that the following provisions be made, should you be minded to grant consent:

1. the archaeological monitoring of all groundworks associated with the proposed development - including footings and service trenches
2. a contingency for the rapid archaeological investigation of any remains encountered during the monitoring programme
3. the analysis of the results of the archaeological work and the production of a report

HATFIELD TOWN COUNCIL COMMENTS

No comments received.

REPRESENTATIONS

This application has been advertised by neighbour notifications and a site notice, no representations have been received. Period expired 15 October 2010.

DISCUSSION:

The main issues are:

- 1. The proposed development's impact upon the character and appearance of the locality and impact upon the Listed Building**
- 2. The proposed development's impact upon the residential amenity of the adjoining occupiers**
- 3. The proposals potential impact on archaeological remains**
- 4. Other Material Planning Considerations**

1. The proposed development would be sited to the rear of the dwelling and would not be viewed within the surrounding public streetscene. To the rear of the dwelling and neighbouring properties there have been various historic alterations and additions. Although the rear of the properties is attractive the additions vary in design and this elevation of the terrace does not have repetitive features or the uniformity of the frontage.

The proposed rear extension has been designed to be clearly subordinate to the existing dwelling and to reflect design and fenestration of the existing property. The proposed extension has been well designed and would complement the existing property. The proposal therefore would not have an adverse impact upon the visual amenities of the locality. The proposal would not be viewed prominently and the resultant dwelling would preserve the character and appearance of the surrounding Conservation Area.

The application dwelling and neighbouring properties are listed partly because of their group value. The row of properties is predominantly viewed as a group to the front and the details within the Listed Building descriptions mostly refer to the architectural features viewed from Fore Street. When considering the siting of the proposed extension, it would not have an adverse impact upon the visual appearance of the group of dwellings. The proposal has been designed to appear as a subordinate addition to the original dwelling, which would reflect an existing leaded roofed projection. The proposed development would not involve significant alterations to the existing building and would not affect a substantial amount of the historic fabric of the building.

The proposed development would increase the usability of the application dwelling and help secure the future upkeep of the property. The proposed development would involve some relatively minor internal alterations, which have been assessed separately within the Listed Building application under reference S6/2010/1791/LB.

PPS5 recognises that some development will affect a historic asset without causing harm. The proposed development is considered to be limited in the harm that it would cause and it would secure a viable use of a Heritage Asset to help support its long term conservation.

The proposed works would not have an adverse impact upon the Listed Building and the application complies with the requirements of PPS5.

2. The proposed development would be enclosed to the west by the existing rear projection and the tall boundary wall, which exceeds the depth of the proposed extension. The adjacent property beyond the western boundary also has a single storey rear projection that is built up to the shared boundary. Therefore, this neighbouring property would only be able to view the proposal from above ground floor level and the resultant dwelling would not appear overly prominent or have an adverse impact upon the outlook from this dwelling.

The proposed extension would retain a sufficient distance from the eastern boundary to offset any adverse impact of the proposal depth. The existing brick wall along the eastern boundary of the plot would largely screen the proposed rear extension and prevent any adverse impact upon the outlook of this adjacent property.

The proposal would be a relatively low addition and would not have an overbearing impact or result in a significant loss of light to the neighbouring properties. The resultant dwelling would retain a sufficient distance from the rear boundary to ensure that any properties to the north would not suffer an adverse impact.

3. The application site is located within Area of Archaeological Significance no. 17 as identified in the Local Plan. Excavations in Hatfield have found evidence of medieval occupation and the buildings within and adjacent to the application site are of historic significance and date from the 18th century. Considering the historic nature of the application site and its surroundings, the construction of the proposed development is likely to have an impact on heritage assets.

The County Archaeologist has suggested two conditions to ensure that works proceed in a way that will ensure that the proposed development would not have an adverse impact upon an archaeological remains.

4. Chalk Mining

The area surrounding the application site was recently tested for underground chalk mines and has been downgraded to not be a specific hazard area. As the proposed development is for a single storey extension, the additional weight of the development across the site would not increase significantly and it is not necessary to carry out a chalk mining risk assessment. Due to the risk being particularly low it is sufficient to notify the applicant of this risk by an informative.

The application has been submitted with a sustainability checklist, which notes the development would be built to meet building regulations, bricks would be reused and local timber would be used. The checklist also notes that the water and energy efficient fixtures and fittings would be used within the extension. Considering the proposal comprises a modest extension to an existing dwelling, these provisions are considered to be reasonable to meet the requirements of Policies SD1 and R3 of the Welwyn Hatfield District Plan 2005.

The proposed development would not affect any mature trees or vegetation.

CONCLUSION:

The proposed development would not have an adverse impact upon the character and context of the locality and would preserve the appearance of the surrounding conservation area. The resultant dwelling would not harm the residential amenities of the adjoining occupiers. The application is considered to be acceptable and has met 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 848-002 received and dated 1 September 2010.

Pre-commencement

3. C.5.1: Materials to be submitted and agreed
4. No demolition/development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
 1. The programme and methodology of site investigation and recording
 2. The programme and methodology of site investigation and recording as suggested by the archaeological evaluation
 3. The programme for post investigation assessment
 4. Provision to be made for analysis of the site investigation and recording
 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 6. Provision to be made for archive deposition of the analysis and records of the site investigation

7. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

REASON: To enable the inspection of the site by qualified persons for the investigation of archaeological remains in accordance with a written scheme of investigation in accordance with PPS5 of the Welwyn Hatfield District Plan 2005.

Pre-Occupation

5. The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (4) and the provision made for analysis.

REASON: To ensure that a historical record is kept of any archaeological finds due to the implementation of the development and to comply with PPS5.

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, PPS5, PPG14 and development plan policies SD1, GBSP2, D8, R3, D1 and D2 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:

INF.9 – Chalk mining

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