

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

<b>APPLICATION No:</b>	<b>S6/2010/1929/FP</b>
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**NOTATION:**

This site is located within the specified settlement of Hatfield as outlined in the Welwyn Hatfield District Plan 2005 and within the Watling Chase Community Forest.

**DESCRIPTION OF SITE:**

The application site is situated to the north of Wilkins Green Lane and consists of a detached two storey dwelling with double garage and gardens to the front and rear. Wilkins Green Lane has a semi-rural character with agricultural land to the south and large detached houses set within spacious plots to the north. The application site is rectangular in shape measuring approximately 80m in depth x 30m in width with the dwelling set back approximately 30m from the highway. The site boundaries are defined by mature planting consisting of a variety of trees shrubs and hedgerows. The application dwelling is finished dark red facing brick with a plain tile roof. A gravel driveway provides ample off street parking in addition to the double garage.

**DESCRIPTION OF PROPOSAL:**

This application seeks full planning permission for erection of first floor rear extension located above the existing single storey ground floor extension. It is proposed to extend approximately 3m in depth x 7.2m width with a balcony projecting a further 1.1m in depth across the width of the extension. The extension would provide a bedroom with en-suite and a relocated family bathroom. It is proposed to finish the extension with a hipped roof featuring a flat crown and materials to match existing.

**PLANNING HISTORY:**

S6/1999/0617/FP – Erection of two storey rear extension and pitched roof to existing link to garage (Granted 31/08/1999)

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Planning Policy:

PPS1 Delivering Sustainable Communities

PPG2 (in relation to Community Forrester)

Welwyn Hatfield District Plan 2005:

GBSP2 Towns and Specified Settlements

SD1 Sustainable Development

R3 Energy Efficiency

D1 Quality of Design

D2 Character and Context

RA11 Watling Chase Community Forest

M14 Parking Standards for New Development

Welwyn Hatfield District Plan, Supplementary Design Guidance, 2005

**CONSULTATIONS**

None

## **TOWN/PARISH COUNCIL COMMENTS**

Hatfield Council – No response (consulted 15/09/10)

## **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. Highways and Parking
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.

The first floor rear extensions would project inline with the existing east flank elevation and would adjoin an existing projection to the west, therefore, existing separation distance from the site boundaries and spacing around the dwelling would be maintained. The proposed extension would have an acceptable design for an addition to the rear of the property and would not appear cramped on the site.

An existing extension to the application dwelling features a crown roof similar to a number of dwellings within immediate vicinity of the application site. Crown roofs, therefore, represent an acceptable form of development in this location and would not harm the character of the area. The proposed crown roof would be approximately 800mm below the ridge height of the original dwelling and would not be visible from any public viewpoint.

In summary, the extensions respect the form and style of the existing property and would maintain the spacious character of the area in accordance with PPS1 Delivering Sustainable Development 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:**

With regards to light amenity and overbearing impact, the proposed extension would have no significant impact upon neighbouring occupiers by virtue of

orientation and approximately 7m separation distance maintained between the extension and the nearest site boundary.

Views from windows within the rear elevation would predominantly be to the rear garden of the application site and would not result in any significant loss of privacy over and above the present situation. There are currently three windows situated at first floor which face east towards the flank site boundary with No.2 Wilkins Green Lane. One of these windows serves a bedroom at the front of the house and would be retained. The other two windows, which serve a study and an en-suite bathroom, would be removed. One new window to serve the relocated family bathroom is proposed. It would be reasonable to attach a planning condition requiring this window to be obscure glazed and fixed below a height of 1.8m above floor level.

Views from the proposed balcony would be predominantly to the rear garden of the application dwelling which measures approximately 43m in length and is well screened by mature planting. Views to the west (No.4 Wilkins Green Lane) would be largely obscured by an existing two storey projection to the rear of the application dwelling and extensions to No.4 Wilkins Green Lane. The adjacent dwelling to the east, No.2 Wilkins Green Lane, benefits from an existing balcony granted under planning application S6/2007/0881/FP. Both the application dwelling and No.2 Wilkins Green Lane are set back approximately 7m from the site boundary. Notwithstanding the separation distance and intervening boundary planting, there would be views between the proposed balcony at No.3 and the existing balcony at No.2. In terms of private amenity, the impact on the occupiers No.2 is not considered sufficiently harmful to warrant refusal of the current planning application as the balcony serving No.2 is currently visible from the patio area to the rear of the application dwelling. Although the degree of overlooking would increase to an extent, it is not considered reasonable that the extension to No.2 should preclude the occupiers of No.3 from implementing a similar development. No letters of representation have been received from neighbours or Hatfield Town Council. Overall it is considered that the amenity of the adjoining occupiers would be maintained to an acceptable level. The proposals are in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005 (Statement of Council Policy).

### **3. Highways and Parking:**

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 three car parking spaces which can be provided on site. The proposals comply with Policy M14 of the Welwyn Hatfield District Plan 2005 and Supplementary Planning Guidance.

### **4. Other Material Considerations:**

**Sustainable Development:** The applicant has completed the sustainability checklist in accordance with Policy R3 of the District Plan and SD1 of the Supplementary Design Guidance. The applicant has indicated within the submitted sustainability checklist that the extension would not impact upon neighbour amenity; wall and loft insulation would be improved, windows and doors would be double glazed; existing roof tiles to be reused where possible.

**Watling Chase Community Forest:** Within the boundaries of Watling Chase Community Forest the Council seek to achieve the objectives of the Forest Plan, including landscape improvements. The proposed development would

not adversely affect any trees or mature vegetation that are considered to be worthy of protection. The proposal would not have any direct impact upon the local landscape quality of the area and although would not contribute would not be contrary to this policy.

**CONCLUSION:**

The proposals comply with the relevant national policies and guidance, policies within 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 1:1250 Site Location Plan & 1:500 Block Plan & 266588/10/301 Rev A received and dated 07 September 2010

**POST-DEVELOPMENT**

3. C.5.2 – Matching Materials
4. C.7.9 – Fixed and Obscured Glazing (First Floor East Facing Flank Elevation)

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

The proposal has been considered against National Planning Policy PPS1, PPG2 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP2, SD1, R3, D1, D2, RA11 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.....**