

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2011/0178/FP
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NOTATION:

This site is located within the town of Hatfield as outlined in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application site is located on the south side of Daisy Drive and consists of a two storey detached dwelling with integral garage and front and rear garden. The surrounding area and street scene are residential in character and contain a number of dwellings similar in respect of both size and appearance. The application dwelling is set back approximately 7m from the edge of the highway with an area of hard standing to the front of the site which provides two off street parking spaces in addition to the garage space. The main roof of the application dwelling is gabled in design sloping away from the front elevation. A two storey gable projection extends approximately 1.3m forward of the front elevation. The front of the garage also extends forward in line with the two storey gable projection and is finished with a lean to roof.

DESCRIPTION OF PROPOSAL:

This application seeks full planning permission for the erection of a first floor front extension and a single storey front and side extension. The first floor extension would measure approximately 1.3m in depth x 2.6m in width situated above the existing garage projection. It is proposed to create a second gable which would adjoin the existing front gable without any set back.

The single storey extension would wrap around the north west corner of the application dwelling projecting approximately 1m to the front and to side. The extension would measure approximately 4m in width across the front and approximately 4.5m in depth to the side of the application dwelling. The single storey extension would feature a pitched roof approximately 4.3 in height to the ridge.

The extensions would provide for an enlarged kitchen and bedroom. Externally, materials would match the existing dwelling including facing brick, profiled concrete roof tiles and white UPVC windows.

PLANNING HISTORY:

S6/1999/0884/FP – Residential development comprising 370 dwellings, new roads, cycleways, footpaths, landscaping and public open space (Granted 30/06/2000)

S6/2001/0577/FP – Residential development comprising 370 dwellings, new roads, cycleways, footpaths, landscaping and public open space. (Revision to planning permission S6/1999/0884/FP) (Granted 26/03/2002)

S6/2001/1338/FP – Residential development comprising of 200 dwellings, new road, cycle ways, footpaths, landscaping and public open space. (Revisions to planning permissions S6/1999/0884/FP and S6/2001/0577/FP) (Granted 28/03/2002)

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Planning Policy:

PPS1 Delivering Sustainable Communities

PPS9 Biodiversity and Geological Conservation

East of England Plan 2008:

SS1 Achieving Sustainable Development

ENV3 Biodiversity & Earth Heritage

ENV7 Quality in the Built Environment

Welwyn Hatfield District Plan 2005:

GBSP2 Towns and Specified Settlements

SD1 Sustainable Development

R3 Energy Efficiency

D1 Quality of Design

D2 Character and Context

Welwyn Hatfield District Plan, Supplementary Design Guidance, 2005

CONSULTATIONS:

Hertfordshire County Council (Transportation Planning and Policy): Do not wish to restrict the grant of permission.

TOWN/PARISH COUNCIL COMMENTS:

Hatfield Town Council – No response (consultation expired 05/04/2011)

REPRESENTATIONS:

The application was advertised by neighbour notification letters. No representations were received.

DISCUSSION:

The main issues are:

1. Quality of Design and Impact on the Character of the Area
2. Impact on the Residential Amenity of Neighbouring Properties
3. Other Material Considerations

1. Quality of Design and Impact on the Character of the Area

National Planning Policy Guidance PPS1 Delivering Sustainable Development requires planning authorities to plan for high quality design which is appropriate in its context. Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.

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.

The area is characterised by a variety of repeated house designs constructed within the past 10 years using a limited palette of materials and architectural styles. The application dwelling is similar in design to neighbouring properties Nos. 2, 12 and 18 situated on the south side of Daisy Drive and Nos. 13 and 15 situated opposite the application site. The properties on the south side of Daisy Drive maintain a fairly consistent building line and appear to retain much of their original form when viewed from the front.

The proposed first floor extension would introduce a prominent and incongruous second gable to the front elevation of the application dwelling. This feature and the resulting roof arrangement would appear at odds with the design of the application dwelling and would disrupt the prevailing pattern of development and the generally well ordered street scene. The resulting second gable would be flush with the existing two storey gable and the garage below without relief to the elevation. The absence of any setback would create an awkward intersection between the original dwelling and the proposed extension. The submitted drawings do not show accurately the detail of the intersection between the existing and proposed gable roofs or the necessary drainage for the gully that would result.

The single storey front and side extension which would wrap around the north west corner of the application dwelling would conflict with the continuity of design within the streetscene. The proximity of the single storey extension to the main entrance and the site boundary would result in a cramped and bulky addition which would not be sympathetic to the scale and spacing of the original dwelling. The cumulative impact of the first floor extension and the single storey extension would cause significant harm to the established character and appearance of the application dwelling and to the visual amenity of the street scene.

In summary, the proposed extensions fail to complement the design of the application dwelling and fail to either maintain or improve the character and quality of the area. Consequently, the proposal is not considered to be good quality design and therefore contrary to PPS1, Policy SS1 and ENV7 of the East of England Plan 2008, Policy D1 and D2 of the Welwyn Hatfield District Plan and Supplementary Design Guidance, 2005 (Statement of Council Policy).

2. Impact on the Residential Amenity of Neighbouring Properties

No neighbour representations were received and Hatfield Town Council did not comment. The proposed first floor extension comprises a relatively small increase in bulk which would not extend beyond the front elevation of the neighbouring property to the east, No.6 Daisy Drive. The extension would be in line with the existing flank elevation of the application dwelling and there are no windows within the flank elevation of the adjacent dwelling. The first floor extension would therefore, have minimal impact on sunlight/daylight amenity currently enjoyed by the occupiers of No.6 Daisy Drive and would not appear unduly dominant or overbearing. One window is proposed within the front elevation of the first floor extension which would replace an existing window, therefore, the first floor extension would not result in any additional overlooking or loss of privacy over and above the present situation.

The single storey front and side extension would be situated to the north west corner of the application dwelling and is therefore most likely to impact upon the amenity of the adjacent dwelling to west, No.2 Daisy Drive. The single storey front extension

would project approximately 1m forward of No.2 Daisy Drive, however, this would have limited impact on sunlight/daylight amenity or in terms of being visually overbearing due to approximately 6m separation distance from the nearest window serving this dwelling.

In terms of private amenity, a replacement window is proposed within the front elevation which would not result in any additional overlooking or loss of privacy to neighbouring occupiers. To the rear of the side extension a floor to ceiling window and rooflight window are proposed. The outlook from these windows would be very limited providing a view of the 1m wide passageway between the existing two storey flank elevation of the application dwelling and the boundary fence. It would also be possible to look towards the first floor flank elevation of No.2 Daisy Drive which features a single window that serves the stairwell of this property. Due to oblique angles the proposed development would not result in any direct overlooking between windows.

Overall it is considered that the amenity of the adjoining occupiers would be maintained to an acceptable level in accordance Policy D1 Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005 (Statement of Council Policy).

3. Other Material Considerations

Sustainable Development: The applicant has submitted details of how the proposal would contribute towards sustainability in accordance with policies SD1 and R3 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance, 2005. The applicant has indicated within the submitted sustainability checklist that the extension encroach on daylight/sunlight or the privacy of neighbouring properties; all floors, roof, windows will exceed current Building Regulation standards for insulation; the mature rear garden landscaping will be retained as much as possible.

Protected Species: The presence of protected species is a material consideration, in accordance with PPS9 (Biodiversity and Geological Conservation), Natural Environment & Rural Communities (NERC) Act 2006 (section 40), Wildlife and Countryside Act 1981 as well as Circular 06/05. In the UK the requirements of the EU Habitats Directive is implemented by the Conservation of Habitats and Species Regulations 2010 (the Conservation Regulations 2010). Where a European Protected Species ('EPS') might be affected by a development, it is necessary to have regard to Regulation 9(5) of the Conservation Regulations 2010, which states: *"a competent authority, in exercising any of their functions, must have regard to the requirements of the Habitats Directive so far as they may be affected by the exercise of those functions."* The Conservation Regulations 2010, (Regulation 41) contains the main offences for EPS animals, however the existing site and development is such that there is not a reasonable likelihood of EPS being present on site nor would a EPS offence be likely to occur. It is therefore not necessary to consider the Conservation Regulations 2010 further.

East of England Plan 2008: On 10th November 2010, The High Court quashed the decision of the Secretary of State for Communities and Local Government to unilaterally revoke Regional Spatial Strategies in England on two grounds:

- That he acted outside his statutory powers in circumventing the need for parliamentary scrutiny of such a fundamental change to the national planning system; and

- He failed to consider the likely environmental effects of revoking Regional Strategies

However, the Government is still committed to the abolition of Regional Spatial Strategies through the Localism Bill. In the meantime, the policies in the East of England Plan are re-established and form part of the development plan again and are therefore a material consideration which can be taken into account in reaching a decision. However, the Government's intention to abolish Regional Spatial Strategies is also a material consideration that could be considered to reduce the weight to be attached to policies in Regional Spatial Strategies.

The application has been considered against policy(ies) in the East of England Plan, which at the time of this decision forms part of the development plan for the borough but that the weight accorded to these policies, in light of the above circumstances, has been carefully considered in reaching a decision.

CONCLUSION:

The proposal fails to comply with PPS1 Delivering Sustainable Development, Policy SS1 and ENV7 of the East of England Plan 2008, Policy D1 and D2 of the Welwyn Hatfield District Plan 2005 and the accompanying Supplementary Design Guidance, 2005 (Statement of Council Policy).

RECOMMENDATION: REFUSAL AND REASON (S)

SUMMARY OF REASONS FOR THE REFUSAL OF PERMISSION:

1. The proposed first floor extension would introduce a prominent and incongruous feature that would appear at odds with the design of the application dwelling and would disrupt the prevailing pattern of development and the generally well ordered street scene. The proposed ground floor front extension would result in a cramped and bulky addition which would fail to complement the design of the application dwelling and fail to either maintain or improve the character and quality of the area. The cumulative impact of the first floor extension and the single storey extension would cause significant harm to the established character and appearance of the application dwelling and to the visual amenity of the street scene contrary to PPS1, Policy SS1 and ENV7 of the East of England Plan 2008, Policy D1 and D2 of the Welwyn Hatfield District Plan and Supplementary Design Guidance, 2005 (Statement of Council Policy).

INFORMATIVES

None

DRAWING NUMBERS

2637-P-10 & 2637~P01 received and dated 23 February 2011

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