

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

<b>APPLICATION No:</b>	<b>N6/2012/0692/FP</b>
<b>APPLICATION Site:</b>	<b>6 Fordwich Road, Welwyn Garden City</b>

**NOTATION:**

The site lies within the settlement boundary for Welwyn Garden City, and within the Central Conservation Area as designated in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

The site comprises a 2-storey, end terraced, dwelling of red brick under a plain gabled, concrete pantiled roof, with a flat roofed side extension, flat-roofed lounge bay window to rear and small greenhouse attached to rear adjacent to No. 8 Fordwich Road. Garage in adjacent block. The surroundings are residential mainly comprising semi-detached dwellings of similar style, scale and design to the application dwelling.

**DESCRIPTION OF PROPOSAL:**

The proposal is a full planning application for the erection of a single storey side and rear extension. This will provide a (4<sup>th</sup>) bedroom, shower room and Utility Room to the side of the dwelling; and, a dining room across the full-width of the rear elevation.

**PLANNING HISTORY:**

W6/2012/0693/EM - Erection of single storey side and rear extension – corresponding Estate Management Consent application - to be determined.

W6/2006/0027/EM - Erection of single storey side extension and rear conservatory – Refused - 06/06/2007.

Reason of refusal:

1. The proposal by virtue of the scale, siting and design would fail to respect the scale and design of the original dwelling and would be detrimental to the visual interests of its surroundings and the character and appearance of the area, contrary to the provisions of the Estate Management Scheme.

N6/2006/0026/FP - Erection of single storey side extension and rear conservatory – Refused - 06/03/2006.

Reason of refusal:

1. The proposal by virtue of the scale, siting, mass and design of the single storey side extension would fail to respect the scale and design of the original dwelling and would be detrimental to the visual interests of its surroundings and the conservation area, contrary to Policies D1, D2, R22 and the Supplementary Design Guidance of the Welwyn Hatfield District Plan 2005.

W6/2004/1739/EM - Erection of single storey side extension and rear conservatory – Approved - 17/01/2005.

N6/2004/1737/FP - Erection of single storey side extension and rear conservatory – Approved - 17/01/2005.

**SUMMARY OF POLICIES:**

National Policy is contained in the National Planning Policy Framework (NPPF) – March 2012.

East of England Plan 2008 Policies:

SS1: Achieving Sustainable Development

ENV6: The Historic Environment

ENV7: Quality in the Built Environment

T14: Parking

Hertfordshire Structure Plan Review 1991 – 2011: None

SD1: Sustainable Development

GBSP2: Towns and Specified Settlements

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:** None.

**TOWN/PARISH COUNCIL COMMENTS:** None

**REPRESENTATIONS:**

This application has been advertised by means of neighbour notification letters, a Site Notice and Press Notice. No letters of representation have been received. Period expired 9 May, 2012.

**DISCUSSION:**

The main issues are:

- 1. The impact on the character and appearance of the dwelling and the Conservation Area**
- 2. The impact on the residential amenity of adjoining occupiers**
- 3. Other Material Planning Considerations**

### **The impact on the character and appearance of the dwelling and the Conservation Area**

The main issues relate to the acceptability of the development in terms of its impact on the character and appearance of the existing dwelling, the street scene, and its impacts on the amenities of occupiers of neighbouring properties.

Planning permission for a previous scheme was refused in 2006 pursuant to N6/2006/0026/FP. A corresponding Estate Management Scheme application was refused for a similar reason. (See Estate Management site history above).

The approximate measurements for each scheme are:

W6/2006/0027/EM

Width of extension from side elevation = 4.0m

Depth of extension from rear elevation = 3.6m

Length of extension (main side elevation) = 8.2m

Footprint of extensions: 42.5m<sup>2</sup>

W6/2012/693/EM

Width of extension from side elevation = 3.0m

Depth of extension from rear elevation = 3.0m

Length of extension (main side elevation) = 8.2m

Width of extension across rear elevation = (11.4 m min and 12.5m max)

Footprint of extensions: 51.2m<sup>2</sup>

Policies D1 and D2 of the District Plan respectively seek a high standard of design; and, for new development to respect and relate to the character and context of the area in which it is proposed. The Council's Supplementary Design Guidance, February 2005 amplifies the content of these policies and states that: "extensions should be designed to complement and reflect the design and character of the dwelling and be subordinate in scale"; and that: "the extension must not reduce the space around the dwelling to such an extent that the dwelling looks cramped on its site." It also states that: "The spacing of buildings adjacent to and in the locality of the site should be reflected".

The proposed extensions follow a refusal in 2006. The current extensions are in fact, larger than the previous refusal due to the single storey rear extensions, although the side extension has been reduced in width by 1m. The form of the extension is similar to many single storey extensions on the side of end of terrace dwellings within the town. Although larger, the rear extension is not an issue because it would be screened by a large 1.8m Beech hedge that exists on the side boundary. Therefore the most prominent section would be the side extension when viewed from the north and immediately to side of the site. There is an existing single storey side section but this is only c.1m wide. The extension would be screened by an existing tree and shrubbery on the open frontage area to the north but part of the extension would be prominent. The applicant has offered to plant a Beech Hedge to mitigate the impact built this would not necessarily serve any useful purpose as the side windows in the extension would mean it would never grow more than 1.2m. However, some landscaping would be beneficial in terms of reducing the impact.

The reduction in width of the extension and the slight reduction in height would reduce the impact, albeit that a single storey side addition has also been added. However, given the location of the Beech hedge to the side, the fact that this would be retained save a small section to allow for the construction of the extension means that the proposal would not be so harmful to the conservation area, subject to additional landscaping is also being proposed that it should be refused on these grounds alone.

As such, the proposed extensions to 6 Fordwich Road is considered to be acceptable by virtue of its siting, scale and design. The development would not be contrary to the provisions of Policies GBSP1, D1 and D2 of the Welwyn Hatfield Borough Plan 2005.

### **The impact on the residential amenity of adjoining occupiers**

The extensions are proposed to be sited to the side and rear of the existing dwelling, and are single storey. The attached adjoining dwelling at No. 8 Fordwich Road shares an angled boundary with No. 6. The proposed rear dining room extension would be 3.0m deep; however, it would be site at an angle away from No. 8 and as such would have a minimal impact on the amenities of occupants of this adjoining dwelling through any loss of light or outlook. No windows are proposed to be inserted in the extension that would face this neighbouring dwelling.

### **Other Material Planning Considerations**

**Protected Species** The presence of protected species is a material consideration, in accordance with advice contained in the National Planning Policy Framework (NPPF) – March 2012. The Natural Environment & Rural Communities (NERC) Act 2006 (section 40); and, the Wildlife and Countryside Act 1981, as well as Circular 06/05. 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. The East of England Plan remains as a material consideration.

**CONCLUSION:** The extensions proposed represent acceptable increase in the size and bulk of the existing end-terraced building. On account of its design, size and location, and subject to conditions the proposal would not be detrimental to the design and character of the dwelling and the character and appearance of the area. The proposal would not have a detrimental impact on the amenity of the adjoining occupiers in accordance with Policies GBSP2, D1 and D2.

**RECOMMENDATION: APPROVAL SUBJECT TO CONDITIONS**

1. 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. The development/works shall not be started and completed other than in accordance with the approved plans and details Drawing No. 01 received and dated 27 March 2012 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.

3. The brickwork, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations 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.

4. No development shall take place until full details on a suitably scaled plan of soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the local planning authority. The landscaping details to be submitted shall include:-

- a) Means of enclosure and boundary treatments
- b) Existing trees, hedges or other soft features to be retained and a method statement showing tree/hedge protection measures to be implemented for the duration of the construction

- c) Proposed planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing

Reason: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

- 5. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner: and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.

Reason: to ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

**Reason for approval:** The proposal has been considered against the National Planning Policy Framework, and Development Plan policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which, at the time of this decision 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:**

### INF1. Other Legislation

This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.

### INF2 Ownership

The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.

**INF11 Damage to Grass Verges**

Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.

**INF12 Pre-commencement conditions**

The decision notice contains conditions which require you to submit information to the Local Planning Authority and have it approved in writing before any development relating to the approval takes place. There is a formal procedure for applying to discharge conditions and further information can be found at <http://www.welhat.gov.uk/index.aspx?articleid=834> . Failure to comply with this type of condition may result in the development being considered unlawful and enforcement action could be taken. If you require any clarification or information please contact the section on 01707 35700.

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