

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No:	S6/2012/1201/FP
APPLICATION Site:	113 Bramble Road, Hatfield

NOTATION:

The site lies within the settlement boundary for Hatfield shown on Inset Map 2 as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE: The site comprises one half of a pair of c.1930's, 2-storey, semi-detached dwellings of light red brick construction under a hipped and pitched, concrete pantiled roof. It has a single garage attached to its eastern side. The front garden is open and laid to grass. The long, narrow rear garden provides an outlook onto the rear gardens and aspects of dwellings to the north-west fronting Hatfield Road. The surroundings comprise residential properties of a design, size and scale similar to the application dwelling.

The attached dwelling at No. 111 Bramble Road has been extended on the ground floor to the front over the porch, on the side over the garage at first floor level, and to the rear at ground floor level.

DESCRIPTION OF PROPOSAL: The full planning application proposes the erection of two storey side extension, single storey front and rear extensions including replacement garage.

The roof line of the two-storey extension will pick up that of the main dwelling, and will reflect that of No. 111 which has been extended in a similar manner to that proposed.

Single storey extensions are proposed to the front of the existing garage. This will be sited under a mono-pitched roof which will run across the front of the garage and the front entrance door to provide a new porch. Internally a new wet room, utility room and kitchen, with the kitchen being extended out to the side, are to be provided. A single storey rear extension is proposed to added to provide a 'garden room'. This is proposed to project outwards from the rear elevation by 3.2m and swill be sited under a mono-pitched roof to a height of 3.5m with an eaves height of 2.7m.

The extension to the first floor above the garage on the eastern side of the dwelling. will allow for a new bedroom with en-suite above on the first floor – in addition, internal alterations would allow for a staircase access up to the enlarged roof-space.

Proposed materials are bricks and tiles, with uPVC double glazed windows and doors, all to match the existing.

The submitted plans indicate that three car spaces would be maintained on site post development, including one space in the garage.

PLANNING HISTORY:

S6/1989/1027/FP Two storey side & rear extension. Approved - 15/01/1990.

At 111 Bramble Road - S6/1996/0357/FP - Erection of two storey side and single storey rear extension - Approved - 24/06/1996.

SUMMARY OF POLICIES:

National Planning Policy Framework

East of England Plan 2008 Policies:

SS1: Achieving Sustainable Development

ENV7: Quality in the Built Environment

Hertfordshire Structure Plan Review 1991 – 2011: None

SD1: Sustainable Development

GBSP2: Towns and Specified Settlements

D1: Quality of Design

D2: Character and Context

D9: Access and Design for People with Disabilities

RA11: Watling Chase Community Forest

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:

None, period expired.

DISCUSSION:

The main issues are:

1. **The principle of development**
2. **Design and scale of the proposed extensions**
3. **Visual impact on the character of the site and surroundings**
4. **The impact on the neighbours amenities**
5. **Any other material consideration**

1. The principle of development

The site lies in the built-up area of Hatfield and is located within the Settlement Boundary as shown on the Inset of the Proposals Map No 3 in the Welwyn Hatfield District Plan, 2005. Subject to proposals for development meeting the requirements of Policies D1: Quality of Design; and, D2: Character and Context, the principle of the development proposed for extensions to the existing dwelling is considered to be acceptable.

2. Design and scale of the proposed extensions

The proposal involves a number of separate additions and alterations to the existing end terraced dwelling. These are:

- A ground floor extension to the front of the garage to extend the garage forward slightly, and to provide a new front porch with a wet room and w/c between the porch and the garage;
- A ground floor extension to the rear of the garage to provide a kitchen extension;
- A ground floor rear extension to provide a garden room which will be accessed from the present dining room;
- A first floor side extension above the garage to provide a new bedroom with en-suite above on the first floor – in addition, internal alterations would allow for a staircase access up to the enlarged roof-space.

Taking each element in turn, the ground floor extension to the front of the garage is a relatively small addition and would project out from the present front garage elevation by 1.3m and would be 7.4m wide. It would be roofed under a mono-pitched roof with a roof height of 3.5m (max). It would be read against the front elevation, and represents an acceptable form of extension in respect of scale, bulk and design.

The proposed alteration to part of the existing garage and extension to the rear to enlarge the kitchen involves the addition of a 3.7m rearward projecting extension. This measures 2.1m wide x 3.8m deep and would be covered over by the proposed first floor extension. It replicates the form and design of the rest of the extensions to the dwelling and would be hidden from view by the first floor addition.

The first floor side extension would provide a new 4th bedroom with en-suite facility, and a staircase to the new, enlarged roof-space. The width of the extension – front to back – is the same as the width of the application dwelling at 8.0m – eaves to eaves. The ridge height and eaves height would match the existing dwelling. Visually, the first floor extension will represent a logical addition at first floor level, and would add an element of balance to the development.

These particular additions would have a minimal visual impact on the overall character of the dwelling, and would reflect those added to the attached neighbouring dwelling at No. 111 Bramble Road. The result would be a more balanced appearance to this pair of semi-detached dwellings, and the overall design and scale of them is considered to be acceptable.

Overall, the design of the proposed extensions and alterations are considered to be acceptable and meet the requirements of District Plan Policies D1 and D2.

3. Visual impact on the character of the site and surroundings

The design and siting of the proposed extensions to the side, rear and front of the dwelling should appear relatively unobtrusive. The ground floor, and first floor side extensions would be visible from the internal road junction to the south in Bramble Road. The rear aspects of the extensions would be visible from the Hatfield Road dwellings to the north, although the rear aspects of these dwellings are some 70 metres distant.

It is considered that the proposed extensions and alterations, whilst visible in the street scene, would not have an overbearing impact on the character of the site and surroundings, and are considered to be acceptable in this context and meet the requirements of District Plan Policies D1 and D2.

4. The impact on the neighbours amenities

The siting of the extensions to the side, front and rear of the dwelling would have a minimal impact on neighbours amenities. The main impact would be in the form of the first floor extension added to the side of the dwelling and the mono-pitched roofed rear extension.

These extensions are considered to be in scale and proportion with the rest of the dwelling and have a main aspect facing south with an angled view looking down an internal junction in Bramble Road. The side elevation would face towards the first floor side aspect of No. 115 Bramble Road with views across its garage roof. No. 115 has a first floor side window slighting its staircase facing the application site. The new extension would have no side windows at first floor level, and whilst there would be some diminution of outlook from the stairway window to No. 115, the amenities of occupants of this dwelling would be largely unaffected. The dwellings to the south-east on the opposite side of Bramble Road are far enough away to be unaffected. Dwellings to the rear (north) fronting Hatfield Road are approximately 70.0m and are also far enough away to be unaffected by the proposed development.

The bathroom would be lit by a double casement window in the new side elevation featuring a fixed lower pane and top hung opening vent to one casement and a side hung opening casement. All elements of the window are proposed to be glazed with obscured glass. The new bedroom will have a main window facing out on to the street, with a single casement window in the new side elevation featuring a fixed lower pane and top hung opening vent. This would be clear glazed. It is considered that whilst both windows would face No. 115, the new bathroom window would replace the existing landing window in the side of No. 113. The obscure glazing would avoid any casual observation of the occupants of No. 115 that may currently occur. The new bedroom window would be set close to the front of the dwelling and would provide views of the side of No. 115 over its garage roof and of the front garden. It is considered that any overlooking is likely to be casual and would not result in a loss of privacy and amenity to occupants of No. 115. It is noted that no objections to the proposed development have been received from any neighbours.

The proposed new garden room extension to the rear would be set away from the side boundary with No. 115 Bramble Road, and an existing single storey rear extension attached to No. 111 would screen occupants of this dwelling from the new extension. The extension at the back of No. 111 projects outward to an extent of 4.0m, whereas that proposed for No. 113 will project outwards by approximately 3.2m.

Overall, it is considered that the siting scale and design of the proposed extensions is acceptable in that there will be no adverse impact on the amenities of occupants of any neighbouring dwelling and that the proposals meet the requirements of District Plan Policies D1 and D2.

5. Any other material considerations

Local Plan Policy RA11: Watling Chase Community Forest It is indicated on Inset Map 2 of the Local Plan that this Policy applies in this location. As the site is located within the Settlement Boundary for Hatfield and surrounding uses are clearly residential, it is considered that no weight should be attached to this policy consideration in the context of the particular application.

Protected Species The presence of protected species is a material consideration, in accordance with the National Planning Policy, Natural Environment & Rural Communities (NERC) Act 2006 (section 40), Wildlife and Countryside Act 1981 as well as Circular 06/05.

Protected species such as great crested newts, otters, dormice and bats benefit from the strictest legal protection. These species are known as European Protected Species ('EPS') and the protection afforded to them derives from the EU Habitats Directive, in addition to the above legislation. Water voles, badgers, reptiles, all wild birds, invertebrates and certain rare plants are protected to a lesser extent under UK domestic law (NERC Act and Wildlife and Countryside Act 1981).

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 Act. 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 policies 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: Overall, it is considered that the siting scale and design of the proposed extensions is acceptable in that there will be no adverse impact on the amenities of occupants of any neighbouring dwelling, and whilst visible in the street scene, would not have an overbearing impact on the character of the site and surroundings. The proposals meet the requirements of District Plan Policies D1 and D2, and the Supplementary Design Guidance, February 2005.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C.2.1 Time limit for commencement of development
2. C.13.1 Development in accordance with approved plans/details comprising Site Location Plan J976/P01 Proposed Floor Plans J976/PO3 & Proposed Elevations & Sections J976/PO4 all received and dated 12 June, 2012.

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.

Post Development

3. C5.2 Matching materials

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against the National Planning Policy, East of England Plan 2008 policies SS1, and ENV7 and development plan policies SD1, GBSP2, D1, D2, D9 and RA11 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:

APPROVED DRAWING NUMBERS:

Site Location Plan J976/P01 Proposed Floor Plans J976/PO3 & Proposed Elevations & Sections J976/PO4 all received and dated 12 June, 2012.

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