

**WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT**

APPLICATION No:	N6/2013/154/FP
APPLICATION Site:	177 Parkway, Welwyn Garden City

NOTATION:

The site lies within the town of Welwyn Garden City and Welwyn Garden City Central Conservation Area as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The site is a two storey terraced dwelling house bounded to the north and south by adjoining properties and their rear gardens, by rear gardens to the east and by the street to the west.

DESCRIPTION OF PROPOSAL:

The proposal seeks the erection of a single storey extension on the south-east side of the rear elevation measuring approximately 3.5m wide and 4m deep. It would feature no windows on the southern side elevation. The southern side elevation would be set back approximately 150mm from the building/boundary line of the main dwelling house. The northern side elevation would be bound by an existing single storey projecting rear extension of the property which forms the northern boundary of the site and extends approximately 1.8m beyond the rear building line of the proposed extension and 6m from the main rear elevation of the property. The extension would feature a flat felt roof with a glazed roof light and red facing brick to match that of the original dwelling house.

PLANNING HISTORY: None

SUMMARY OF POLICIES:

National Planning Policy Framework

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:

GBSP2: Towns and Specified Settlements

R3: Energy Efficiency

R5: Waste Management

D1: Quality of Design

D2: Character and Context

CONSULTATIONS: None

TOWN/PARISH COUNCIL COMMENTS: None

REPRESENTATIONS:

This application has been advertised and 1 representation has been received from a neighbouring property, raising the following comments;

Reiteration of the decision made under the Estate Management application at the site for the same works (ref.W6/2012/1852/EM) that the works shall not encroach over the boundary either above or below ground or interfere with the foundations of No.179 Parkway.

Period expired 28/02/2013

DISCUSSION:

The main issues are:

1. **Principle of development**
2. **Character and appearance;**
3. **Residential amenity;**
4. **Sustainable development;**
5. **Protected species;**
6. **Other Material Planning Considerations: Soakaway/drainage**

1. Principle of development

The site lies in the town of Welwyn Garden City. Policy GBSP2 says that development in such areas will be limited to that which is compatible with the maintenance and enhancement of their character and the maintenance of their Green Belt Boundaries. Accordingly, as the proposed development lies within the existing town of Welwyn Garden City, the principle of the development proposed is considered acceptable subject to compliance with Policies GBSP2, D1 and D2 of the District Plan.

2. Character and Appearance

The National Planning Policy Framework emphasises that high quality design is a core principle of planning and attaches great importance (para.56) to design. Policies GBSP2, D1 and D2 of the adopted Welwyn Hatfield District Plan apply which seek to provide a good standard of design in all new development and require that all new development respects and relates to the character and context of the area in which it is to be sited. These policies are expanded upon in the council's Supplementary Design Guidance which requires that residential extensions should be complementary in design and be subordinate in size and scale to the existing dwelling. The impact of a development is assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing building and area.

The proposed extension would be located to the rear of the property. As the property is a mid-terrace dwelling, the proposal would not be readily discernible from the street scene of Parkway. The proposal would feature facing brick to match that of the main dwelling. Its limited depth at 4m, which would form the predominant rear elevation compared to the existing 2.3m wide side extension which extends to 6m in depth from the rear of the house, its height at approximately 2.8m, and single storey nature are considered to enable the proposal to remain subordinate to the main two storey dwelling house and not result in undue bulk to the rear of the property. In addition to these characteristics, the external treatment and 'infill' nature of the extension, with its primary rear elevation set back approximately 2m before the rear elevation of the existing 6m deep rear projecting side extension, are considered to enable the proposal to remain in keeping with the design, appearance, materials and architectural detailing of the existing building, whilst not accentuating the depth of the existing side extension or appearing overbearing in relation to the size of the dwelling house and plot.

Accordingly, the proposal is considered to represent a sufficiently high quality design which would be compatible with the maintenance and enhancement of, and respect and relate to, the character and context of the area, in accordance with policies GBSP2, D1 and D2 of the District Plan, the Supplementary Design Guidance, 2005, and the NPPF.

3. Impact on the residential amenity of adjoining occupiers

The impact of the proposal on the residential amenity of neighbouring dwellings is considered in terms of how the proposal impacts properties in terms of overshadowing and the level of impact on the access to day/sun/sky light, whether the proposal would be overbearing and cause loss of outlook and in terms of overlooking/privacy.

The proposal would be single storey in height and positioned on one side of an existing rear projecting element of the property which extends further than the rear elevation of the proposed extension. The siting of rear windows in the adjoining properties and the height of the proposal along with its orientation means that in the early hours of the morning there would be some loss of skylight and overshadowing to the rear of the neighbouring property at ground floor level. However, this impact would not be material and it is considered that the proposed extension would not have such an unreasonable impact on the amenities enjoyed by the occupiers of adjacent dwellings to warrant refusal on these grounds.

Accordingly the proposal is not considered to result in a detrimental impact to the residential amenities of the occupiers of neighbouring properties and is therefore considered compliant with policy D1 of the District Plan in this regard.

4. Sustainable Development

The application has included a sustainability checklist which notes that the proposed extension would feature insulation to building regulations standard and double glazing. It is considered that these provisions would be a reasonable effort to meet the requirements of Policy R3 of the Welwyn Hatfield District Plan 2005.

5. 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). 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 and amended 2012 Regulations further.

6. Other planning considerations: None

CONCLUSION:

The proposal would sufficiently maintain the character and appearance of the property and surrounding area. It would not impact on the residential amenity of neighbouring dwellings and would be sufficiently energy efficient.

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: drawing number: A100 Rev D received and dated 30 January 2013.

Post Development

3. C.5.2 Matching materials

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against the National Planning Policy Framework and Development Plan policies SD1, GBSP2, R3, D1 and D2 of the Welwyn Hatfield District Plan 2005, and the Supplementary Design Guidance, 2005, in addition to the Human Rights Act 1998, which, at the time of this decision indicate that the proposal should be approved. The decision has also been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and 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.....

