

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

APPLICATION No:	S6/2013/0713/FP
APPLICATION Site:	4 Devon Mead

NOTATION:

The site lies within the excluded settlement of Hatfield as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF PROPOSAL:

Conversion and extension to garage to include extension to roof and alterations to existing garage roof to create new leisure room

PLANNING HISTORY:

S6/2005/0872/FP - Variation of condition 2 attached to outline planning permission
S6/1999/1064/OP to allow an additional 5 years for submission of reserved matters
(up to 29/12/2015)

SUMMARY OF POLICIES:

National Planning Policy Framework
Circular 03/09: Costs Awards in Appeals and Other Planning Proceedings

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

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking
Standards, January 2004

CONSULTATIONS:

Hertfordshire (Transport Programmes and Strategy) (HTPS) – does not wish to restrict the grant of planning permission.

TOWN/PARISH COUNCIL COMMENTS: None

REPRESENTATIONS:

This application has been advertised and 1 letter of comments has been received from No.2 Devon Mead in regards to the clarification of the new height of the garage roof being 150mm as stated in the Design and Access Statement.

Period expired 20.06.13

DISCUSSION:

The main issues are:

- 1. The quality of the design and the impact on the character of the surrounding area**
- 2. The impact on the residential amenity of adjoining neighbours**
- 3. Parking and Highways**
- 4. Other Material Planning Considerations**

1. The quality of the design and the impact on the character of the surrounding area

Local Plan Policy D1 and D2 are relevant along with the Supplementary Design Guidance (SDG).

The proposal is to convert the existing detached single garage into habitable accommodation by removing the existing garage door and bricking this opening up. In addition, new full height glazed sliding doors are to be inserted in the existing southwest elevation and the building to be extended by approximately 1.75m with a new external door. The existing pitched roof is also to be elevated by 150mm by increasing the height of the external walls by approximately this height. The northwest elevation is to also have a new open glazed pitch roof over an existing jacuzzi. This new glazed roof will be slightly lower than that of the new roof over the habitable accommodation.

The new internal accommodation will include a shower, toilet and washbasin which the applicant advised at the site visit was also to be used in connection with the jacuzzi.

The proposed design is considered to be of a good quality design, and the new extended walls and new roof are to match the existing. The new windows are to have aluminium frames with glass sliding units and the door is to be timber.

All the materials will be in keeping with the parent property and wider surroundings, and a planning condition for the use of matching materials would be reasonable.

Subject to this condition the proposal would comply with D1 & D2 and the SDG.

2. The impact on the residential amenity of adjoining neighbours

Local Plan Policy D1 is relevant along with the Supplementary Design Guidance (SDG).

The property at No.2 Devon Mead has the most potential to be impacted on by the proposal. In terms of the increase in height of the existing building by 150mm and the new extension to the end, this is not considered to have any significant or harmful impact on the residential amenity of No.2, as there will be no significant loss of sunlight/daylight to this neighbour from this height increase. Furthermore the proposed extensions will not appear unduly dominant or overbearing when viewed from No.2 as the increase in scale and height of the application building is not excessive in this location and proximity to this neighbour. In terms of privacy, no windows are proposed in the back wall of the building and so there will be no direct overlooking that would result from the scheme.

The new glazed roof over the existing jacuzzi will not have a significant impact on sunlight/daylight to No.2 as this will be translucent. In terms of visual impact, this will be noticeable, but will have less visual impact than the solid roof of the outbuilding, and so its prominence will be limited. As such the new glazed roof is not considered to appear either overbearing or over dominant when viewed from No.2

Overall, there will be some visual impact on No.2 from the proposed development, however, this will not be so harmful or significant to be detrimental to the residential amenity of this neighbour.

The proposal therefore complies with Local Plan Policy D1 & the SDG.

3. Parking and Highways

The proposal will result in the loss of one parking space in a Zone 4 location. This property has four or more bedrooms and so a maximum parking standard of three parking spaces would be required for this property.

It was noted at the site visit that there exists sufficient space for an additional parking space on the current hardstanding area, subject to one of pairs of existing gates to the parking area being allowed to open outwards. Currently the gates open inwards, but this swing can be changed, and the depth of the gates is such that they would not cause an obstruction to the public highway if this was altered. There are also other examples in the same road where similar gates open outwards.

Subject to a planning condition that requires these gates to be re-hung so that they open outwards prior to the commencement of conversion works to the garage, there would remain sufficient parking for a property in this location and number of bedrooms. This would also prevent additional on street parking which would also harm the visual character of the area.

The proposal complies with Policy M14 & D1 & D2 subject to this planning condition.

4. Other Material Planning Considerations

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.

CONCLUSION:

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 : 769 A3 05 A & 769 A3 21 A received and dated 30 April 2013 & 769 A3 20 B & 769 A3 22 B & 769 A3 23 B & 769 A3 27 A received and dated 6 June 2013

PRE DEVELOPMENT

3. No works shall commence on the conversion of the garage for the development hereby approved until the front boundary pair of driveway gates nearest the application dwellinghouse are re-hung so that they open outwards to enable sufficient space for 2 parking spaces in front of these gates on the area of existing hardstanding.

REASON: To ensure that sufficient on-site parking is retained for a dwelling of this size and location following the conversion of the existing garage so that there is no net loss of original parking provision and no harm to the character of the area from additional on street parking and to comply with the

requirements of Local Plan Policy M14 and D1 & D2 of the Welwyn Hatfield District Plan 2005.

POST DEVELOPMENT

4. C5.2 Matching materials

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against the National Planning Policy Framework, and Local Development Plan policies SD1, GBSP2, M14, D1 & 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. 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.....