

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No:	S6/2013/0899/FP
APPLICATION Site:	25 Theobalds Road, Cuffley

NOTATION:

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

DESCRIPTION OF PROPOSAL:

Erection of single storey rear/side extension. The proposal has been amended during the course of the application to ensure that it would not overhang the plot's side boundary.

PLANNING HISTORY:

S6/2008/0549/FP – Erection of single storey rear extension – Approved 06/05/2008.

S6/1988/128/FP – Front extension to bungalow – Approved.

S6/1987/667/FP – Erection of detached garage to rear of dwelling – Approved.

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.

Welwyn Hatfield District Plan 2005:

SD1: Sustainable Development

GBSP2: Towns and specified settlements

R3: Energy Efficiency

D1: Quality of design

D2: Character and context

M14: Parking Standards for New Developments

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

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

CONSULTATIONS:

TOWN/PARISH COUNCIL COMMENTS: None

REPRESENTATIONS:

None, period expired 14 June 2013.

DISCUSSION:

The main issues are:

- 1. Design and Impact on the Character of the Area**
- 2. Impact on Neighbouring Amenities**
- 3. Other Issues**

1. Design and Impact on the Character of the Area

Policies D1 (Quality of Design) and D2 Character and Context are both relevant, in addition to the material contained within the Supplementary Planning Guidance.

Policy D1 requires all new development to be of a high quality of design incorporating the design principles of the District Plan & Supplementary Planning Guidance. The architecture of new development should contribute to the quality of design in the district, be appropriate to the setting and context of the area and be of the highest quality.

Policy D2 requires that all new development respects and relates to the character and context of the surrounding area. It should be sensitive to the surrounding developments and seek to enhance key characteristics which contribute to the architectural quality.

There have been several modifications and/or additions to the property; however, the original design of the building is still apparent from the front elevation with a hipped roofline.

It was acknowledged that the streetscene contains a number of detached bungalows, some of which have been extensively extended with loft conversions and dormer windows whilst others remain relatively low density. Therefore, the shape of several properties varies from that of the application dwelling and original properties.

The proposed rear extension would be built within a similar footprint to the existing outbuilding and it is considered that the overall design with a lower roofline would not be detrimental to the existing character of the street scene or architectural merits of the property. The extension would create a relatively deep extension from the original rear elevation of the property, however this is not considered to be detrimental to the overall character of the building or the surrounding area.

Consequently the extension complies with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

2. Impact on Neighbouring Amenities

The proposed development would involve a single storey rear extension that would replace an existing detached garage. The proposal's depth beyond the rear original rear elevation of the dwelling would be similar to that of the existing garage. The proposal would have a greater width and height than the garage and also extend to the side of the dwelling.

It has been noted that the proposal would be taller than the existing garage and have a higher eaves height. However, the proposed increase in height would not be excessive and would not appear too dominant or prominent when viewed from the main habitable areas of the neighbouring plot to the north (no 23). The proposal has been slightly amended to ensure that the development would not overhang the boundary with number 23. The resultant dwelling would not have an adverse impact upon the outlook from the neighbouring dwelling and would not be significantly different from the existing arrangement.

The other neighbouring properties are sited a sufficient distance from the proposal to ensure that it would not have an adverse impact upon the amenities of the occupiers of these dwellings.

The proposed development would therefore comply with the requirements of Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

3. Other Material Planning Considerations

Sustainability and Energy Efficiency: The application has been submitted with a sustainability checklist which notes that the development would incorporate 'A' rated UPVC windows and doors and the cavity walls would be fully insulated to meet current building regulations. It has also been noted that the areas of hardstanding would drain to on-site permeable areas and water butts would be installed to down-pipes. Considering the proposal comprises extensions to the existing dwelling these provisions would be acceptable to meet the requirements of Policies SD1 and R3 of the Welwyn Hatfield District Plan 2005.

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 an EPS offence be likely to occur. It is therefore not necessary to consider the Conservation Regulations 2010 and amended 2012 Regulations further.

CONCLUSION: The proposed development would not have an adverse impact upon the character and appearance of the locality or the residential amenity of the adjoining occupiers. The application is considered to be acceptable and complies with the relevant requirements of the Welwyn Hatfield District Plan 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 Location Plan 1:1250 received and dated 8 May 2013 & DRG/003/260214 REV.A & DRG/004/260213 REV.A & DGR/006/260213 REV.A received and dated 2 July 2013.

Post Development

3. C.5.2 Matching materials

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The decision has 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.....