

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

<b>APPLICATION No:</b>	<b>S6/2013/1290/FP</b>
<b>APPLICATION Site:</b>	<b>85 Bramble Road, Hatfield</b>

**NOTATION:**

The site lies within the settlement of Hatfield and the Watling Chase Community Forest as designated in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF PROPOSAL:**

Erection of two storey front and single storey rear and side extensions following demolition of existing single storey rear extension and garage

**PLANNING HISTORY:**

None relevant.

**SUMMARY OF POLICIES:**

National Planning Policy Framework

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

The Welwyn Hatfield District Plan 2005:

SD1: Sustainable Development

GBSP2: Towns and Specified Settlements

R3: Energy Efficiency

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:**

**Hertfordshire County Council** (Transport Programmes & Strategy) – No objection, informative suggested.

**HATFIELD TOWN COUNCIL COMMENTS:**

No comment received.

## **REPRESENTATIONS:**

None, period expired 02 August 2013.

## **DISCUSSION:**

The main issues are:

- 1. The proposed development's impact upon the character and appearance of the locality**
- 2. The proposed development's impact upon the residential amenity of the adjoining occupiers**
- 3. Material planning considerations**

### **1. The proposed development's impact upon the character and appearance of the locality**

The application dwelling is within a row of detached houses that share the same design. Although the fenestration and render colour of these properties varies, the shape is consistent and gives the appearance of this specific section of the streetscene a relatively uniform appearance. The wider surrounding area varies in appearance with properties that have been extended and altered over the years.

The proposed development would involve extensions that would be viewed within the public streetscene to the front of the plot. The proposed single storey alterations would be similar to existing alterations to neighbouring properties and would be subordinate to the main dwelling. Although the original appearance of the property would be changed, these additions would not appear out of place or have an adverse impact upon the character and appearance of the locality.

The proposed two-storey front extension would change the principle elevation of the application dwelling. This addition would partly alter the original front façade of the dwelling. However, the proposed two-storey front extension's depth would be shallow and its height would be subordinate to the main dwelling. Therefore, although different this addition would not appear overly prominent and out of place. The overall repetitive shape of this row of properties would not be significantly altered and the resultant dwelling would sufficiently harmonise with its surroundings.

It has been noted that the rear extension would have a tall parapet wall inline with where the side extension would meet the rear elevation of the main dwelling. Although relatively tall for a wall in this position, it would be set back from the public areas to the front of the property and be partly screened by a dummy pitched roof to the front of the proposed side extension. Therefore, this addition would not appear too prominent within the streetscene or have an adverse impact upon the character and appearance of the locality.

Although the application dwelling is within a row of similar properties, the surrounding streetscene contains various additions and several features that have altered the original appearance of the dwelling. The resultant dwelling would not

have an adverse impact upon the character of the streetscene or affect the visual amenities of the surrounding area.

## **2. The proposed development's impact upon the residential amenity of the adjoining occupiers**

The proposed two storey front extension would be sited to the centre of the plot and retain a sufficient distance from neighbouring properties to offset any impact of its depth and bulk. This addition would have a hipped roof and relatively shallow depth which would prevent it from appearing too dominant when viewed from the adjacent plots.

The proposed extension to the side of the dwelling would be single storey and have a flat roof. The neighbouring property has an existing extension to this side of the dwelling which would screen this addition.

The proposed rear extension would have a relatively large depth. Although this addition would be a fairly large addition when compared to the depth of the existing dwelling, it would be the same depth as the existing extension to the adjacent property to the east (no 87). This neighbouring property's extension would mean that the proposal depth would not be apparent when viewed from this adjacent plot.

The adjacent property to the west (no 87) has an existing single storey rear extension, which has a similar depth to the application dwelling's existing rear extension. Therefore, the proposed rear extension would have an apparent depth of approximately 2.5m. When considering the separation distance between these properties, the proposal's depth would be sufficiently offset. It has been noted that number 87 has an existing side facing window, however, this is to a dual aspect room which has its main outlook to the rear.

The proposed development would not appear overbearing or have an adverse impact upon the neighbouring occupiers. The resultant dwelling would not have any additional side facing windows and would not result in any further overlooking or a loss of privacy to the adjoining occupiers.

The proposed development would therefore comply with the requirements of Policies SD1 and R3 of the Welwyn Hatfield District Plan 2005.

## **3. Material planning considerations**

**Parking Provision:** The application dwelling is sited within zone 4 as designated by the parking standards of the Welwyn Hatfield District Plan 2005. The application site would retain a hardstanding which would provide at least 3 off road spaces and comply with the maximum requirements of the Parking Standards and Policy M14 of the Welwyn Hatfield District Plan 2005.

**Sustainability and Energy Efficiency:** The application has been submitted with a sustainability checklist which notes the development would incorporate cavity wall insulation and water efficient fixtures and fittings. Considering the proposal comprises extensions to an existing dwelling, provisions made within the

sustainability checklist are sufficient 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 would meet 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 site location plan 1:1250 & 1307/05 & 1307/02 received and dated 28 June 2013.

**Post Development**

3. C.5.2: Material to Match Existing

**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 viewed on the Council's website or inspected at these offices).

**INFORMATIVES:** None.

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