

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No:	S6/2013/1502/FP
APPLICATION Site:	Northfield, Woodfield Lane

NOTATION:

The site lies within the Metropolitan Green Belt and the North Mymms Common and Newgate Street Farmed Plateau Landscape Character Area as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF PROPOSAL:

Alteration to existing south facing ground floor window, erection of lantern to roof of proposed single storey extension, removal of lantern to approved 1st floor extension, replace existing wall to front elevation, alteration to eaves design of approved 1st floor extension, increase floor area of approved single storey extension

PLANNING HISTORY:

- S6/1985/0765 Two-storey and first floor extension – Withdrawn
- S6/1988/0237/FP First floor extension, raising of roof and two storey rear extension – Refused – Allowed on Appeal
- S6/1993/0779/FP Renewal of S6/1988/0237/FP – Approved (no change in circumstances)
- S6/1999/0053/FP Renewal of S6/1988/0237/FP – Approved (no change in circumstances)
- S6/2004/0290/FP Renewal of S6/1988/0237/FP – Approved (no change in circumstances)
- S6/2008/2413/FP Erection of first floor extensions and roof alterations, single storey rear extension – Approved
- S6/2011/2306/S73B Variation to condition 1 (Time Limit) of planning permission S6/2008/2413/FP - Erection of first floor extensions and roof alterations, single storey rear extension – Approved 22 December 2011.

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
GBSP1: Definition of Green Belt
R3: Energy Efficiency
M14: Parking Standards for New Developments
D1: Quality of Design
D2: Character and Context
D7: Safety by Design
D8: Landscaping
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:

TOWN/PARISH COUNCIL COMMENTS:

None.

REPRESENTATIONS:

None, period expired 23/08/2013.

DISCUSSION:

The main issues are:

- 1. The proposal's impact upon the character and appearance of the locality**
- 2. The proposal's impact upon the residential amenity of the adjoining occupiers**
- 3. The proposal's impact upon the openness of the Metropolitan Green Belt and appropriateness when considered against Green Belt policy**
- 4. Other Material Planning Considerations**

1. The proposal's impact upon the character and appearance of the locality

The application dwelling is set away from the public highway and does not appear prominent as it is mostly well screened from the surrounding public areas. The proposed development and resultant dwelling would remain set away from the public areas and neighbouring properties. Although some of the proposed development would be visible from the adjoining occupiers. The proposed extensions and resultant dwelling would not appear particularly prominent or overly dominant. The proposed additions have been well designed and would complement the existing gable ended design of the property. The proposed additions would appear subordinate to the existing property and would respect its character and appearance.

The proposal would involve the retention of an existing single storey area which accommodates a living room. This part of the building would be a reduction from previously approved scheme where this area would have been extended to be two-storey. This amended scheme would retain the existing gable ended appearance and low eaves height.

The proposed single storey extension would mostly infill a corner area of the dwelling adjacent to where the living room projects to the rear. This extension would have a roof lantern, which would be taller than the bottom of the dormers above. Although the roof lantern would be relatively tall, it would be glazed and have a lightweight appearance which would prevent it from appearing too dominant. This part of the dwelling would be viewed against the backdrop of the existing rear elevations and would not appear too prominent.

The roof of the proposed dining room area would be altered to have a higher eaves height. Although the eaves would appear relatively tall to this area, it would not be excessive and would not appear overly prominent. The proposed dormers and roof to this part of the building would be subordinate in scale and would reflect the existing building and are considered to comply with the requirements of the Design Guidance of the Welwyn Hatfield District Plan 2005.

Various alterations are proposed to the existing fenestration, these changes would retain a balanced appearance and would not be too prominent when viewed from the surrounding areas.

When compared to the previous and extant consent the proposed development would be a reduction in size and comprise more modest additions. The proposed development would not have an adverse impact upon the character and appearance of the locality and is considered to have an appropriate design.

2. The proposal's impact upon the residential amenity of the adjoining occupiers

The proposed development would mostly be set away from the neighbouring properties. The distance that would separate the proposed extensions from the neighbouring properties is considered to be sufficient to prevent an adverse loss of light or overbearing impact.

A single storey rear extension would be added to the middle of the building. This addition would partly infill an area between two rear projections and would be sufficiently set away from the plot boundaries. The distance separating this addition from the neighbouring properties would be sufficient to offset any adverse impact upon the occupants.

The proposed development would not result in any further overlooking or loss of privacy to the neighbouring properties. Subject to a first floor flank window within the southern elevation being conditioned to remain obscure glazed and top vent level opening

When compared to the previous consent the proposed development would not result in any further harm to the residential amenities of the adjoining occupiers.

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

3. The proposal's impact upon the openness of the Metropolitan Green Belt and appropriateness when considered against Green Belt policy

The application site is within the Metropolitan Green Belt. Policy RA3 of the Welwyn Hatfield District Plan 2005 stipulates that extensions to dwellings should not be disproportionate to the original dwelling, which stood in 1948.

The existing dwelling has been extended. When considered cumulatively, the existing and those approved within the appeal of application S6/1988/0237/FP the additions would equate to an increase in floorspace of less than 40%, when compared to the floorspace of the original dwelling.

A visual assessment of the proposed extensions shows that proposed development would sit of a similar footprint to that of the previous approval. The proposed single story rear extension would partly infill an area in-between two existing rear projections.

The proposed amendments have reduced the height and bulk of the proposed additions from what was approved within application S6/2008/2413/FP. The time limit of this previously approved scheme has been renewed and therefore the proposal is extant, the proposal within this application would have a reduce impact upon the openness of the Green Belt.

The previous approval appears greater in mass and bulk, particularly due to the flat roofed tall central section. Therefore, the proposed development would not increase the height bulk and mass of the dwelling over what was previously approved and the proposed development is considered meet the requirement of Policy RA3 of the Welwyn Hatfield District Plan 2005.

4. Other Material Planning Considerations

Energy Efficiency and Sustainability: The application has been submitted with a sustainability checklist which notes that the development would involve the replacement of insulation within the areas of the development, which would improve the building's thermal efficiency. The checklist also notes that some existing bricks would be reused and the development would not affect any existing tree or vegetation. The proposed development would therefore meet the requirements of Policy 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 a 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 proposal would have no greater harm upon the openness of the Green Belt when compared to a previously granted extant consent and is considered to accord with Green Belt Policy. The proposed development would meet the requirements of the Welwyn Hatfield District Plan 2005 and is considered to be acceptable.

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 H2077/100 & H2077/102 received and dated 10 July 2013.

Post Development

3. C.5.2: Materials to Match
4. C.7.9 Obscure glazing to first floor flank window on southern elevation

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:

The applicant is informed that notwithstanding the footprint of the boundary illustrated on the site plan of drawing H2077/100, the development hereby approved does not include any of the front boundary treatment proposed within planning application S6/2013/1341/FP.

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