

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

APPLICATION No:	S6/2013/1705/FP
APPLICATION Site:	12 Daffodil Close, Hatfield

NOTATION:

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

DESCRIPTION OF SITE:

The application site is situated in the Hatfield Garden Village. The two storey detached dwelling built in early 2000 is located on a corner plot where the front, side and rear of the property are visible from the streetscene.

DESCRIPTION OF PROPOSAL:

The application seeks planning permission for the installation of 4 rooflights and a centrally positioned dormer window to the front roof slope and 2 rooflights and 2 dormer windows to the rear roof slope. Neighbouring properties have loft conversions with rooflights and dormer windows to the front and rear roof slopes, although they differ in both style and size. The property also benefits from a double garage and hardstanding for 2 cars to the rear of the site.

RELEVANT PLANNING HISTORY:

S6/1999/0971/FP – Erection of 144 houses and 26 flats with associated access roads, garages, parking areas, public open spaces, cycle ways and footways – Approved 27/12/2013 (*The following permitted development rights have been removed from this property: Schedule 2, Part 2, Classes A and B and no development falling within classes A, B, D or F of Part 1 of Schedule 2 to that order - refer to condition 15 of application*).

SUMMARY OF POLICIES:

National Planning Policy Framework

Welwyn Hatfield District Plan, 2005

D1: Quality of Design

D2: Character and Context

GBSP2: Towns and Specified Settlements

M14: Parking Standards for New Developments

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

CONSULTATIONS:

None

TOWN/PARISH COUNCIL COMMENTS:

No comment

REPRESENTATIONS:

This application has been advertised through neighbourhood consultation and no representations have been received. Period expired 2 October 2013

DISCUSSION:

The main issues are:

- 1. Whether the proposal would have an impact on the character and appearance of the host dwelling and the immediate surrounding area**
- 2. Whether the proposal would have an impact on the residential amenity of adjoining neighbouring properties**
- 3. Other material planning considerations**

- 1. Whether the proposal would have an impact on the character and appearance of the host dwelling and the immediate surrounding area**

The National Planning Policy Framework states that good design is a key aspect of sustainable development, and should contribute positively to making places better for people. Planning decisions should aim to ensure that developments add to the overall quality of the area; respond to local character and history; reflect the identity of local surroundings and materials; are visually attractive as a result of good architecture and appropriate landscaping. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 respectively require high quality design in all new development and for proposals to respect and relate to the character and context of their location. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG) which requires that residential extensions should be complementary in design and be subordinate in size and scale to the existing dwelling.

With regard to the front roof slope, it is proposed to install 4 rooflights of approximate dimensions of 0.8m by 0.8m and a centrally positioned dormer window. In addition the applicant also wishes to install a dormer window on the front roof slope which would measure approximately 1.4m wide, 2.1m high and be sited approximately 0.4m down from the ridge of the dwelling. Furthermore, the application also includes alterations to the rear roof slope. The applicant wishes to install 2 rooflights of approximate dimensions of 0.8m by 0.8m centrally in the roof in addition to 2 dormer windows measuring approximately 1.4m wide and 2.1m high on the rear roof slope.

These 2 dormer windows would also be sited approximately 0.4m down from the existing ridge. Their presence would increase the bulk of the roof somewhat however this positioning would make them appear appropriately subordinate to the host dwelling and not a prominent feature on the roof slope.

All 3 dormer windows would have pitched roofs with hanging tiles on the vertical faces. The materials proposed for the dormer windows would match that of the existing bay windows to the front and the hipped section of roof serving the second storey form. Therefore these elements of the application are considered to be complementary to the existing design. Furthermore, it is considered that both roof slopes would continue to appear uncluttered due to their sufficient size and the proposed even distribution of the dormer windows and rooflights.

All the proposed rooflights would match the appearance the modestly sized rooflight installed on the front elevation of the dwelling at No.2 Daffodil Close. This neighbouring property also has 2 dormer windows to the front. A number of the neighbouring properties also have this roof form. The resultant dwelling would then not detract from the existing character of the area as the appearance of the additions would be in keeping with the immediate surrounding area.

Consequently, the proposal represents good quality design contrary the National Planning Policy Framework, Policy GBSP2, D1 and D2 of the Welwyn Hatfield District Plan, 2005, and therefore it does not impact the character and appearance of the dwelling and the surrounding area materially enough to warrant refusal.

2. Whether the proposal would have an impact on the residential amenity of adjoining neighbouring properties

The impact of the proposed development on the residential amenity of neighbouring dwellings is measured in terms of the impact on neighbouring properties access to day/sun/sky light, overshadowing, loss of privacy/overlooking and impact on outlook.

Given the scale, positioning and orientation of the proposed roof alterations, there would not be an unacceptable impact on adjoining neighbouring properties' access to day/sun/sky light, or overshadowing of any kind. As there are existing windows to the front and rear elevations, the proposed dormer windows and rooflights would not create any further loss of privacy to neighbouring properties than the existing situation. Furthermore, the proposed scale of the dormer windows is not excessive in relation to the size of the host dwelling and given the location of the neighbouring properties, there would not be an impact on their outlook material enough to warrant a refusal.

Subsequently, the proposed alterations would be of an acceptable scale and design and would not unduly impact the amenities of adjoining neighbours.

3. Other material planning considerations

Parking Provision

From the submitted plans, the property would create one additional bedroom in the existing loft space. As existing, this 4 bedroom property currently has provision for 4

cars, 2 in the double garage and 2 on the hardstanding in front of the garage. An additional bedroom in this instance would not increase the parking provision for the resultant dwelling. The Local Planning Authority's requires that 3 spaces are provided for a 5 bedroom property of this size. Therefore even with the additional bedroom, there is currently sufficient provision onsite parking and as a result the application is in accordance with Policy M14 and the parking standards in the supplementary planning guidance.

CONCLUSION:

It is considered that the proposed roof alterations would not have an adverse impact upon the character and appearance of the host dwelling or the appearance of the immediate surrounding area. Additionally there would not be a material impact on the residential amenity of adjoining neighbouring properties. The application also has sufficient provision for the parking of cars on site. Subject to conditions, the application complies with the National Planning Policy Framework, Policy GBSP2, D1 and D2 of the Welwyn Hatfield District Plan, 2005.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C.2.1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 91 of the Town and Country Planning Act (As amended)

2. C.13.1 The development/works shall not be started and completed other than in accordance with the approved plans and details: Site Location Plan & 24/02 & 24/03 & 24/01A received and dated 29 August 2013 unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

POST-DEVELOPMENT

3. C.5.2 3. The brickwork, tiling, bond, mortar, detailing, guttering, soffits and other external decorations of the approved roof alterations shall match the existing dwelling, unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

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 Councils website or inspected at these offices).

INFORMATIVES:

None

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