

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No: S6/2014/765/FP

SITE ADDRESS: DENTAL SURGERY, 7 BIRCHWOOD AVENUE, HATFIELD

DESCRIPTION OF DEVELOPMENT: ERECTION OF SINGLE STOREY FRONT EXTENSION

RECOMMENDATION: APPROVAL SUBJECT TO CONDITIONS

1. SITE AND APPLICATION DESCRIPTION:

No.7 Birchwood Avenue is a dental surgery that was originally two separate semi-detached residential dwellings.

The building is two storey and situated to the north side of Birchwood Avenue.

The proposal is for a single storey front extension. The extension will extend forward by 1 metre and will be 2.5 metres wide and 3.5 metres high.

2. SITE DESIGNATION: The site lies within Hatfield as designated in the Welwyn Hatfield District Plan 2005.

3. RELEVANT PLANNING HISTORY:

S6/2013/0354/FP - Change of use of ground floor accommodation from residential to dentist surgery at No.5 Birchwood Avenue and single storey rear extension (No.5 and 7 Birchwood Avenue) to create extended dental surgery at No.7 Birchwood Avenue. Creation of 2 bedroom flat at first floor level following change of use of first floor accommodation at No.7 Birchwood Avenue from existing dental surgery use with existing ground floor access to No.5 Birchwood Avenue retained along with existing parking space and front garden. New disabled parking space and vehicular access to dental surgery at No.7 Birchwood Avenue, Approved 26 April 2013.

S6/2011/2054/FP - Erection of single storey rear extension to existing dental surgery and single storey outbuilding to accommodate a staff room and new vehicular hardstanding, Approved 2 February 2012.

S6/2009/0215/LU - Certificate of lawfulness for existing D1 use (dental surgery), Approved 26 March 2009.

4. CONSULTATIONS:

None

5. NEIGHBOUR REPRESENTATIONS:

No representations have been received from the public.

6. TOWN/PARISH COUNCIL REPRESENTATIONS

No representations have been received from the Hatfield Town Council.

7. MAIN PLANNING ISSUES AND RELEVANT PLANNING POLICIES:

The main planning issues with this application are:

- a) The impact on the character and appearance of the existing property and the surrounding area (Policies GBSP2, D1, D2 of the Welwyn Hatfield District Plan 2005 and Section 7 of the NPPF 2012)
- b) The impact on the residential amenity of neighbouring properties (Policy D1 of the Welwyn Hatfield District Plan 2005)

8. ANALYSIS:

- a) The impact on the character and appearance of the existing property and the surrounding area (Policies GBSP2, D1, D2 of the Welwyn Hatfield District Plan 2005 and Section 7 of the NPPF 2012)

The Government attaches great importance to the design of the built environment. The National Planning Policy Framework (NPPF) notes that good design is a key aspect of sustainable development, is indivisible from good planning, 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, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. They should also be visually attractive as a result of good architecture and appropriate landscaping.

Policy GBSP2 of the Welwyn Hatfield District Plan 2005 notes that development within the specified settlements will be limited to that which is compatible with the maintenance and enhancement of their character and the maintenance of their Green Belt boundaries. Policy D1 requires the standard of design in all new development to be of a high quality and Policy D2 requires all new development to respect and relate to the character and context of the area in which it is proposed. It notes that development proposals should as a minimum maintain, and where possible, should enhance or improve the character of the existing area. The Welwyn Hatfield District Plan Supplementary Design Guidance (SDG) supplements the policies contained in the District Plan.

The proposed extension would be located to the front of the host dwelling. The proposed extension would be visible within the street scene, although due to size and design it would not be an over prominent feature and therefore the proposal would not be a detrimental feature within the streetscene.

The proposed extension being single storey would not appear at odds, and would be subordinate to the host dwelling. The proposed materials are to match the existing dwelling so on balance, it is considered that the design would relate well to the host dwelling and it follows that there is no conflict with Policies GBSP2, D1 and D2 of the

adopted Welwyn Hatfield District Plan 2005 insofar as these seek to ensure that development is designed to a high quality, respects local character and context and is compatible with the character of Hatfield. The proposal further complies with the National Planning Policy Framework in terms of design.

b) The impact on the residential amenity of neighbouring properties (Policy D1 of the Welwyn Hatfield District Plan 2005)

The main properties which may be affected by the proposal are the two neighbouring properties No's 6 and 9 Birchwood Avenue.

The proposed extension is single storey and located to the front of the building, therefore would have no impact on loss of amenities in terms of overlooking, sun/daylight, outlook or privacy to either neighbour.

9. CONCLUSION:

Subject to a planning condition to ensure matching materials are used in the construction of the proposed extension it is considered that the design would adequately respect and relate to the existing dwelling and the surrounding area. The impact on the residential amenity of neighbouring properties is also considered to be acceptable. The proposed development is therefore considered to be in accordance with the National Planning Policy Framework and the Welwyn Hatfield District Plan 2005 and the requirements of the Supplementary Design Guidance (Statement of Council Policy).

10. CONDITIONS:

1. C.2.1 Time limit for commencement of development
2. C.13.1 Development in accordance with approved plans/details 1:1250 site location plan & BSH/PL4-04 & BSH/PL4-03 & BSH/PL4-01 received and dated 10 April 2014.
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 viewed on the Councils website or inspected at these offices).

INFORMATIVES: INF.8 – Very Low Risk

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