

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

**APPLICATION No:** S6/2014/1426/FP

**SITE ADDRESS:** 30 Astwick Avenue, Hatfield

**DESCRIPTION OF DEVELOPMENT:** Retention of rear dormer and single storey rear extension

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**RECOMMENDATION:** APPROVAL WITH CONDITIONS

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**1. SITE AND APPLICATION DESCRIPTION:**

The application dwelling is an end of terrace house. The surrounding area is characterised by similar properties and semi-detached units which form a linear layout. The application dwelling has been previously extended to the rear at single storey level as has the adjoining dwelling to the west (no 32). The adjacent dwelling to the east (no 28) is separated by a vehicular access, which has now been enclosed. Number 28 has an existing two-storey rear extension.

This application is a retrospective planning application, amended from planning application S6/2010/1371/FP approved 23 August 2010 for “Partial demolition of existing single storey rear extension and covered area, replacement of demolished building with new pitched roof single storey rear extension. Raising hipped main roof to gable and carrying out loft conversion with rear facing dormer”.

Alterations include a larger dormer window and replacement roof, from pitched to a flat roof.

**2. SITE DESIGNATION:**

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

**3. RELEVANT PLANNING HISTORY:**

S6/2010/1371/FP - Partial demolition of existing single storey rear extension and covered area, replacement of demolished building with new pitched roof single storey rear extension. Raising hipped main roof to gable and carrying out loft conversion with rear facing dormer, approved 23 August 2010

**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 Town/Parish 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.

This application is an amended application from a planning application, reference number S6/2010/1371/FP approved 23 August 2010. The amended include a larger dormer window and a replacing the pitched roof on the rear extension to a flat roof. The extension was completed approximately two years ago according to the applicant.

The development would be largely be sited to the rear of the property with only the hip-to-gable alteration being visible within the street scene. The neighbouring properties have predominantly retained their original shape with only a limited amount of roof alterations visible within the street scene. The wider surrounding area has more alterations and several roof alterations appear to have been carried out within permitted development.

The proposed hip-to-gable alteration would reflect an existing alteration to the other side of the terrace at number 40. Therefore, the proposal would balance the appearance of the roof space and not appear out of place. The proposed dormer window would be sited to the rear and would not affect the public street scene. The proposed dormer has been designed to maintain an appropriate distance from the edges of the roof and the eaves. The dormer window would be subordinate to the roof of the main dwelling and would not appear overbearing or too dominant. The proposed roof alterations would therefore meet the requirements of the supplementary design guidance of the Welwyn Hatfield District Plan 2005.

The proposed rear extension would have a significant depth, which would usually not be acceptable. However, the extension does not cause further visual harm when compared to the application dwelling's existing rear extension. The roof has also been altered to have a flat roof, this will retain the character of the streetscene. The development at the surrounding properties would also offset the proposal's depth to ensure that it would not appear too prominent or out of place.

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 28 and 32 Astwick Avenue.

The application dwelling and the adjoining property have existing single storey additions, which have the similar depth as the proposal. The existing extensions to the neighbouring property would partly screen the proposal and ensure that the outlook from the ground floor windows is not affected. Although the proposal would be noticeable from the first floor windows of number 32, the resultant dwelling would not appear more dominant than the existing

No objections have been received from either neighbour and the development was completed approximately two years ago. Therefore the development would have no adverse impact on loss of amenities in terms of overlooking, sun/daylight, outlook or privacy to either neighbour.

## **9. CONCLUSION:**

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.13.1 Development in accordance with approved plans/details: 1:1250 site location plan & 1A received and dated 25 June 2014.

**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:** N/A

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