

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No: S6/2014/1736/FP

SITE ADDRESS: 24 Burleigh Way, Cuffley

DESCRIPTION OF DEVELOPMENT: Erection of rear conservatory

RECOMMENDATION: APPROVAL SUBJECT TO CONDITIONS

1. SITE AND APPLICATION DESCRIPTION:

No. 24 Burleigh Way is situated just off the junction where Burleigh Way adjoins Kingsway.

The property is a detached bungalow. The property is on higher ground level than the road, then steps down again into the rear garden.

The proposal is for a replacement conservatory.

The proposed conservatory will be approximately 5 metres in width, 2.8 metres in height and 2.4 metres in depth.

2. SITE DESIGNATION:

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

3. RELEVANT PLANNING HISTORY:

S6/1978/0613/FP – Conservatory and garage, approved 30 October 1978

S6/1976/0576/FP - Loft conversion, withdrawn 6 December 1976

S6/1976/0527/ - Single storey rear extension, approved 22 October 1976

4. CONSULTATIONS:

None

5. NEIGHBOUR REPRESENTATIONS:

No representations have been received from the public.

6. TOWN/PARISH COUNCIL REPRESENTATIONS

Northaw and Cuffley Parish Council have confirmed “no objection”.

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 conservatory would be located to the rear of the host dwelling. The size and design would not be an over prominent feature and would replace another conservatory of similar size so would not be a detrimental feature within the streetscene.

Following the demolition of the conservatory the proposed conservatory 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 22 and 30 Burleigh Way.

The proposed extension is single storey and would have no windows inserted in the side elevation, therefore would have no impact on loss of amenities in terms of overlooking, sun/daylight, outlook or privacy to either neighbours.

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.2.1 Time limit for commencement of development
2. C.13.1 Development in accordance with approved plans/details: PLANNING01 received 1 August 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: N/A

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