

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No: S6/2014/1941/FP

SITE ADDRESS: 15 Theobalds Road, Cuffley

DESCRIPTION OF DEVELOPMENT: Erection of single storey rear extension

RECOMMENDATION: APPROVAL SUBJECT TO CONDITIONS

1. SITE AND APPLICATION DESCRIPTION:

No.15 Theobalds Road is located on the west side of Theobalds Road and consists of a detached bungalow with front and rear garden. The surrounding area and street scene are residential in character and contain several similar dwellings in respect of both size and appearance.

The proposal is for a single storey rear extension.

The proposal would extend the existing rear extension and would have a pitched roof. The additional extension will be 2.8 metres wide, 3.6 metres in height and 6 metres in depth.

2. SITE DESIGNATION:

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

3. RELEVANT PLANNING HISTORY:

S6/2012/1076/FP - Erection of single storey front extension and an extension to the existing hipped roof, approved 17/07/2012.

S6/2009/2278/S73A - Removal of condition 4 (detailed drawings of the ramp) from planning permission S6/2009/1553/FP, approved 26/11/2009.

S6/2009/1553/FP - Erection of rear single storey extension and garage, approved 11/9/2009.

S6/2008/0714/FP - Erection of single storey rear extension, approved 13/06/2008.

S6/2007/1648/FP - Erection of single storey front extension, refused 20/12/2007.

S6/1999/0702/FP - Erection of double garage, approved 04/10/1999.

4. CONSULTATIONS:

None

5. NEIGHBOUR REPRESENTATIONS:

No representations have been received from the public.

6. TOWN/PARISH COUNCIL REPRESENTATIONS

The Town/Parish Council confirmed: *“no comment”*

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)

Theobalds Road consisted of detached bungalows, however over time many of the original dwellings have been extended and most have extended at ground floor and first floor level to incorporate additional accommodation.

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 National Planning Policy Framework (NPPF) also is relevant.

The proposed extension would be located to the rear of the host dwelling and would extend an existing rear extension. The proposed extension would not be visible within the street scene. It is considered that the size and design of the extension would not be an over prominent feature, and therefore would not be a detrimental feature within the streetscene.

The proposed rear 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, therefore 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 13 and 17 Theobalds Road.

The host dwelling is detached and therefore there is sufficient separation distance between neighbouring properties.

The proposed extension is single storey and would extend the existing rear extension, therefore the proposal would have no further impact on loss of amenities in terms of overlooking, sun/daylight, outlook or privacy to either neighbours.

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: TR/04 & TR/03 & TR/02A & TR/01 received and dated 1 September 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**.....