

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No: S6/2015/1014/FP

SITE ADDRESS: 12 Lavender Close, Hatfield

DESCRIPTION OF DEVELOPMENT: Conversion of garage into habitable room

RECOMMENDATION: APPROVE WITH CONDITIONS

1. SITE AND APPLICATION DESCRIPTION:

No.12 Lavender Close is a detached dwelling situated off Campion Way. The property consists of a single attached garage and benefits from parking at the frontage of the dwelling.

The proposal is for the garage to be converted into habitable accommodation and for the garage door to be in-filled with matching bricks and a window inserted at ground floor level.

The site was conditioned within the original planning application S6/1999/0971/FP, condition 14 as follows:

“Prior to the occupation of any dwelling on the site the garaging or car parking spaces to serve that dwelling shall be laid out in accordance with the details shown on the approved layout drawing and shall be kept available for that purpose thereafter”. Therefore planning permission is required to convert the garage.

2. SITE DESIGNATION:

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

3. RELEVANT PLANNING HISTORY:

S6/2005/1033/FP – Erection of rear conservatory, approved 12 October 2005.

4. CONSULTATIONS:

No objections have been received in principle from Hertfordshire County Council, Transport, Programs and Strategy.

5. NEIGHBOUR REPRESENTATIONS:

No representations have been received from the public.

6. TOWN/PARISH COUNCIL REPRESENTATIONS

No representations have been received from the Town Council.

7. MAIN PLANNING ISSUES AND RELEVANT PLANNING POLICIES:

- 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)
- c) The impact on parking provisions (Interim Policy for Car Parking Standards and Garage Sizes 2014)

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)

No.12 Lavender Close is situated within Hatfield Garden Village which is within a residential development built in the late 1990s early 2000s. The Dwellings within the area mostly consist of terrace and semi-detached dwellings.

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 application is to change the function of the garage into a habitable room and changing the external appearance by infilling the garage door and inserting a window. Matching bricks will be used and windows that will match the existing windows and doors on the rear elevation, and as such it is considered that there would be no detrimental impact to the character of the dwelling and surrounding area.

The proposed materials are to match the existing dwelling so on balance, it is considered that the design of the alterations to the rear elevation 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)

Due to the nature of the proposal being mainly internal and include the infill of a rear door, it is considered that there would be no impact on loss of amenities in terms of overlooking, sun/daylight, outlook or privacy to either neighbour.

c) The impact on parking provisions (Interim Policy for Car Parking Standards and Garage Sizes 2014)

Policy M14 requires parking provisions to be made in accordance to standards set out in the Council's Supplementary Parking Guidance (SPG) Parking Standards 2004. The SPG identifies the application site as being outside a designated zone which is described as "elsewhere" where residential dwellings with three bedrooms require a maximum of 2.25 car parking spaces. This site location comprises of hardstanding to the front of the property to facilitate two parking spaces.

The proposal would result in the conversion of the existing garage, which would result in the loss of one parking space. However the parking will be retained in front of the garage for approximately two vehicles and additionally the site benefits from on-street parking. Therefore the proposed development will not have significant impact on the safety and operation of the adjoining highway network in accordance with Policies D1 and M14 of the District Plan and the Interim Policy for Car Parking Standards and Garage Sizes 2014.

Paragraph 39 of the NPPF states that if setting local parking standards authorities should take into account the accessibility of the development, the type, mix and use of the development, availability of public transport; local car ownership levels and the overall need to reduce the use of high emission vehicles. Saved policy M14 of the District Plan and the Parking Standards SPG use maximum standards and are not consistent with the framework and are therefore afforded less weight. In light of the above, the Council have produced an interim Policy for Car Parking Standards that states that parking provision will be assessed on a case by case basis and the existing maximum parking standards within the SPG should be taken as guidance only.

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: 1:500 Site Plan & Layout Plans & Elevations received 28 May 2015.

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).

INFORMATIVE:

1. Please be advised, should the dwelling be used as a House of Multiple Occupancy (HMO) then planning permission will be required to be sought from the Local Planning Authority.

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