

+WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No: 6/2015/1887/HOUSE

SITE ADDRESS: 387 St Albans Road West, Hatfield, AL10 9RU

DESCRIPTION OF DEVELOPMENT: Erection of single storey rear and two storey front and side extension

RECOMMENDATION: GRANT WITH CONDITIONS

1. SITE AND APPLICATION DESCRIPTION:

The site comprises of a two storey hip roof semi detached dwellinghouse located to the south of St Albans Road West separated by a grass verge and service roads. The surrounding area is residential in character.

The property has an existing flat roof side garage linked to the main dwellinghouse by a side access door leading to a glazed utility area and WC. A front and rear garden with parking provision for two cars.

No. 385 has a rear conservatory. No. 389 has a half width rear conservatory built up to the boundary with no. 391.

This section of St Albans Road West comprise of properties that are uniform in character many of which have extended to the front and side.

2. PROPOSAL:

The proposal is for:

Demolition of the existing garage and side access door and the erection of a two storey front extension measuring a depth of 0.5m for a width of 3.5m linked to the two storey side extension. A two storey side extension measuring a width of 3.14m for a depth of 4.3m set in 0.4m reducing to a width 2.78m sited within 1.2m reducing to a width of 0.8m from the east boundary of the site with a full hip roof over. A single storey lean to side and rear extension for a width 8.6m built up to the east boundary and set in 1.12m reducing to 0.7m from the west boundary with a ridge height of 3.3m and an eaves height of 2.43m. One first floor high level bedroom window and one ground floor bathroom window and utility door.

3. SITE DESIGNATION:

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

4. RELEVANT PLANNING HISTORY:

None

5. CONSULTATIONS:

No objections have been received.

6. NEIGHBOUR REPRESENTATIONS:

No representations have been received from the public.

7. TOWN/PARISH COUNCIL REPRESENTATIONS

No representations have been received from the Town/Parish Council.

8. MAIN PLANNING ISSUES AND RELEVANT PLANNING POLICIES:

The main planning issues with this application are:

1. 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).
2. The impact on the residential amenity of neighbouring properties. (policy D1 of the Welwyn Hatfield District Plan 2005).

9. ANALYSIS:

1) The impact on the character and appearance of the existing property and the surrounding area.

The NPPF attaches great importance to the design of the built environment, stating,

“good design is a key aspect of sustainable development...and should contribute positively to making places better for people”. It stresses the need to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings and smaller developments like the proposed development. While it states that local authorities should not impose architectural styles or particular tastes, it reinforces that it is also important to consider local character and distinctiveness. In addition, it states that *‘permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions’.*

Local Plan Policies D1 and D2 aim to ensure a high quality of design and to ensure that development respects and relates to the character and context of the locality, maintaining and where possible enhancing the character of the existing area. GBSP2 requires proposals to be compatible with the maintenance and enhancement of the character of the area. These policies are expanded upon in the Council’s Supplementary Design Guidance (SDG) which requires the impact of a development to be assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing building and area. These objectives are broadly consistent with a core principle of the NPPF that planning should seek to secure high quality design.

Paragraph 5.2 (i) of the Design Guide SDG gives advice that extensions should harmonise with the scale and architectural style of the original building, and the character of the area.

The proposed two storey front extension is to align with the existing front bay of the property and at a depth of 0.56m is considered modest in size. The proposed two

storey front extension would break up the front façade of the building adding a feature that mirrors the design of the existing property. The two storey front extension is already a feature of many of the properties in this section of St Albans Road West that have extended to the side and front and overall is considered acceptable in design and form.

Paragraph 5.2(v) of the SDG specifies that side extensions have considerable potential to cause harm both to the amenity of adjacent residents and character of the streetscene. In order to avoid such negative impacts, proposed side extensions should reflect the pattern of development in the streetscene. The visual impact of side extensions, particularly first floor and two storey, will be assessed against the pattern of development in the immediate locality, and the potential to dominate the appearance of the streetscene. Proposed first floor side extensions should be set in a minimum of 1.0m between the flank of the extension and the side boundary.

In this instance, the first floor of the proposed two storey side extension is to be set in between 1.25m - 1.12m from the west boundary of the dwellinghouse which is considered sufficient to ensure that no 'terracing' effect is created. The width of the first floor side extension at 3.14m would be only marginally greater than half the width of the main dwellinghouse at 6.0m and considered acceptable as a proportionate addition to the dwellinghouse. As such, the proposed first floor is considered of an acceptable design, scale and bulk in relation to the original dwellinghouse.

The councils SDG recommend that extensions should be designed to compliment and reflect the design and character of the host dwelling and they should be subordinate in scale. In this instance, the roof design is one of a full hip and considered appropriate and would not detract from the character and appearance of the dwellinghouse and the surrounding properties given that many have been extended in a similar manner.

The proposed single storey rear extension is to be built up to the east boundary adjoining no. 385 which as a rear extension. The west flank of the proposed single storey rear extension is set in at its most narrowest point to the boundary with no. 389, 0.7m widening to 1.1m and at a depth of 4.4m, a ridge height of 3.3m and eaves height of 2.43m comply with the guidance contained in the Residential Design Guide SDG and considered of a size, scale and form that would respect the character and appearance of the dwelling to be extended and the surrounding area.

The windows to the proposed extensions are considered of a satisfactory design, alignment and siting, in proportion with the amount of brickwork and in character with the existing windows to the property.

In summary, the proposed development is considered in keeping with the character and appearance of the dwellinghouse, the adjoining dwellinghouses and the surrounding area and would achieve a high standard of design, complying with Policy GBSP2, D1 and D2 of the adopted Welwyn Hatfield of the Local Plan and the Supplementary Planning Document: Residential Design Guide (2005).

2) The impact on the residential amenity of neighbouring properties

The National Planning Policy Framework states,

'Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'.

Policy D1 of the adopted Welwyn Hatfield Local Plan seeks to "ensure that the amenity and privacy of occupiers of existing and proposed dwellings is safeguarded.

Para 5.7 of the Supplementary Design Guide states that all new developments should be designed, orientated and positioned in such a way to minimise overlooking between dwellings, which would affect their internal living areas and their private rear gardens or amenity areas.

A first floor high level secondary bedroom window is proposed in the west flank elevation to give light whilst those in the rear elevation are oriented down towards the rear garden.

No. 389 St Albans Road West is sited to the west of the subject site and has a side garage and a first floor obscure glazed window in its east flank to the main dwelling. The property also has a half with rear conservatory built up to the shared boundary with no. 391. The east flank elevation is set in some 3.0m from the shared boundary with no. 387.

The proposed two storey side extension forms the depth of the main dwelling house and with a gap of some 4.0m being maintained between the properties it is not considered that no. 389 would be adversely impacted by the development in the form of an overbearing impact, loss of light, outlook or privacy as a result of the proposed extension. There is a proposed ground floor WC window and partly glazed utility room door in the west flank which would look out onto a shared 1.8m high boundary wall, as such it is not considered that any demonstrable harm in the form of overlooking or loss of privacy would result.

No. 385 St Albans Road West forms the adjoining semi - detached dwellinghouse sited to the east of the application site which has been previously extended in the form of a rear conservatory built up to the shared boundary with the application site. The proposed two storey side extension given its siting to the west would not result in any adverse impact to the amenity of No. 385.

The proposed single storey rear extension at a depth of 4.4m and height of 3.3m lowering to an eaves height of 2.43m is not considered to result in any detrimental harm in the form of overbearing, loss of light or outlook and complies with the guidance contained in the Council's adopted SDG Residential Design Guide (2005).

For the reasons outlined above, the proposal is considered to be in accordance with the relevant policies outlined above.

10. CONCLUSION:

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations as set out above, this proposed development application is recommended for approval.

11. RECOMMENDATION

That the application be recommended for approval subject to the following conditions:

1. Time limit for commencement of development
2. Development in accordance with approved plans and details:
07971186214/15/38701 Rev A; Site Location Plan; Roof/Block Plan received 08/09/15
3. Materials To Match

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 inspected at these offices).

INFORMATIVES:

None

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