

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No: 6/2015/2459/HOUSE

SITE ADDRESS: 393 St Albans Road West, Hatfield, AL10 9RU

DESCRIPTION OF DEVELOPMENT: Erection of single storey front, side and rear extension involving the demolition of the existing garage.

RECOMMENDATION: APPROVE with CONDITIONS

1. SITE AND APPLICATION DESCRIPTION:

The site comprises of a two storey semi detached dwellinghouse located to the south of St Albans Road West which is residential in character. The property has a side garage linked to the main house by a side door and a side extension to the rear of the garage. The property can accommodate 3 - 4 cars in the front forecourt of the property.

The proposal seeks consent for the removal of the existing side garage and extension and the erection of a single storey flat roof front, side and rear extension. The proposed front side to rear extension is to be built up to the east boundary of the property projecting forward by 0.55m for a width of 6.1m and forming the full depth of the property and extending into the rear to a depth of 3.6m at a height of 3.4m to the front lowering to 3.0m to the side and rear.

2. SITE DESIGNATION:

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

3. RELEVANT PLANNING HISTORY:

None

4. CONSULTATIONS:

No objections have been received.

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, M14 of the Welwyn Hatfield District Plan 2005 and Section 7 of the NPPF).

- 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.

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. The 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 single storey side to rear extension is to be built up to the east boundary forming the full depth of the main dwelling and extending into the rear to a depth of 3.6m and a height of 3.0m and considered of an appropriate scale, form and siting that would respect the character and appearance of the dwelling to be extended and the surrounding area. The proposed front extension is to link into the proposed side extension with a lean to roof at a height of 3.4m and a depth of 0.55m it is considered acceptable in respect of design and size.

The proposed rear extension forms the full width of the property and at a height of 3.0m and a depth of 3.6m it is considered of an acceptable scale and size in relation to the original dwellinghouse.

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.

The development would result in the loss of a garage space and no increase in the number of bedrooms. The property presently has the provision of three to four car spaces in the front forecourt of the property.

In terms of parking, Para 39 of the NPPF states that in 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 and local car ownership levels. The Local Plan Policy M14 and the Parking Standards Supplementary Planning Guidance (SPG) use maximum standards which are not consistent with the NPPF and are therefore afforded less weight. As such, the council 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 standard within the SPG should be taken as guidance only.

The development would result in the loss of a garage space and, the provision of three to four car spaces in the front forecourt of the property is considered acceptable for this site in this sustainable location and would not result in any highway or parking implications.

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, D2 and M14 of the adopted Welwyn Hatfield of the Local Plan and the Supplementary Planning Document: Residential Design Guide (2005).

b) Residential Amenity

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.

No. 395 St Albans Road West forms the adjoining semi - detached dwellinghouse to the application site and which has been extended in the form of a single storey lean to rear extension built up the shared boundary with the application site at a depth of 1.0m and has a two storey half width rear extension built up to the shared boundary with no. 397. As such the proposed single storey rear extension at a depth of 3.6m and a height of 3.0m it is not considered to result in a loss of light, outlook or overbearing impact.

No. 391 St Albans Road West is sited to the east of the application site and has a side garage and first floor side extension built up to the shared boundary with the application site which forms half the depth of the property. The main dwelling has a

two storey rear extension and the west flank of no. 391 is set in some 4.0m from the shared boundary with the application site and the separation gap ensures that the proposed single storey side and rear extension at a depth of 3.6m and a height of 3.0m would not result in any detrimental impact on the amenity of no. 391 in the form of a loss of light, outlook or overbearing impact.

For the reasons outlined above, the proposal is considered to have a satisfactory relationship with the adjoining properties and is in accordance with the relevant policies outlined above.

9. 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 application is recommended for approval

10.RECOMMENDATION:

That the application be approved subject to the following conditions:

1. Time limit for commencement of development
2. Development in accordance with approved plans and details: B4244 -11 & B4244 - 02 & B4244/SK1 received 14/12/15
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:

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