

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 9 JANUARY 2020
REPORT OF THE CORPORATE DIRECTOR (PUBLIC PROTECTION, PLANNING
AND GOVERNANCE)

6/2019/2744/HOUSE

1 STONECROSS ROAD HATFIELD AL10 0HR

ERECTION OF TWO STOREY SIDE EXTENSION AND PART REAR PART SIDE
SINGLE STOREY EXTENSION WITH INTERNAL ALTERATIONS

APPLICANT: Mr Ahmad

(Hatfield East)

1 Site Description

- 1.1 The application site is located on the north west side of Stonecross Road which forms a row of terraced properties. The application property is an end of terrace.
- 1.2 The site comprises a two storey three bedroomed dwelling located at a prominent location on a corner plot with Stonecross Road and Ground Lane. The main door is located to the side elevation wall.
- 1.3 The site benefits from a front, side and rear garden of a relatively generous size. The dwellinghouse sits at a slightly more elevated position than ground lane. Adjacent to the application site on the elevation with Ground Lane is a grass verge along with a footpath running parallel with Ground Lane. To the rear (north) of the application site is green space with a footpath which links Ground Lane with a number of other nearby streets. The site benefits from a side driveway on Ground Lane with on-site car parking for one car to the rear garden.
- 1.4 The description of the proposal includes internal alterations works. However, it is noted that internal alterations do not require planning permission.

2 The Proposal

- 2.1 The application seeks planning permission for the erection of a two storey side extension, single storey side and rear extension. A roof light is proposed in the front roof slope of the main dwelling, however this does not require planning permission.
- 2.2 The two storey side extension would project approximately 3.2m in width to the side leaving a gap of approximately 2.15 m to the side boundary of the site. The extension would have a pitched roof and its ridgeline would be set below the existing roof ridgeline by approximately 0.55 m. The two storey side extension would measure approximately 6.1 m in depth and would be set in from both front and side elevation walls by 0.5 m.
- 2.3 The single storey rear extension would project approximately 3 m in depth to the rear of the two storey side extension and across approximately one third of the

existing dwellinghouse rear elevation wall. The extension would have a flat roof measuring approximately 2.85 m in height and have one large roof lantern.

- 2.4 The proposed extensions would be finished with new rough cast render, concrete interlocking roof tiles and white UPVC windows and doors to match the existing dwelling.
- 2.5 The property would increase its number of bedrooms from 3 to 4.
- 2.6 This application follows a withdrawn scheme reference (6/2019/2061/HOUSE). The changes from that application include:
 - Reduction of the two storey's width by 1.1 m, its depth by 1.6 m. The two storey side extension has also been set in from the front elevation wall by an additional 0.3 m and from the rear elevation wall by 0.5 m.
 - Reduction of the ground floor rear extension's width by 1.25 m and its depth by 0.3 m.
 - As a consequence, the rear extension is now shown within the site boundaries.

3 Reason for Committee Consideration

- 3.1 This application is presented to the Development Management Committee because a major objection has been received from Hatfield Town Council.

4 Relevant Planning History

- 4.1 Application Number: S6/2013/0674/PA
Decision Date: 13 May 2013
Proposal: Erection of two storey side extension to create two dwellings
Decision: Refused
- 4.2 Application Number: S6/2013/1967/FP
Decision Date: 4 November 2013
Proposal: Erection of garage to rear of property
Decision: Granted
- 4.3 Application Number: S6/2014/1998/FP
Decision Date:
Proposal: Erection of 1 no two bedroom dwelling
Decision: Withdrawn
- 4.4 Application Number: 6/2019/2061/HOUSE
Decision Date:
Proposal: Erection of single storey side, rear and two storey side extensions
Decision: Withdrawn

5 Relevant Planning Policy

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 Welwyn Hatfield District Plan 2005 (District Plan)
- 5.3 Draft Local Plan Proposed Submission 2016 (Emerging Local Plan 2016)
- 5.4 Supplementary Design Guidance 2005 (SDG)

- 5.5 Supplementary Planning Guidance, Parking Standards 2004 (SPG)
- 5.6 Interim Policy for Car Parking Standards and Garage Sizes 2014 (Interim Car Parking Policy)

6 Site Designation

- 6.1 The site lies within the town of Hatfield as designated in the Welwyn Hatfield District Plan 2005.

7 Representations Received

- 7.1 The application was advertised by means of neighbour notification letters. No objections have been received.

8 Consultations Received

- 8.1 Although consulted no representations have been received from Hertfordshire County Council Right of Way South and North and The Ramblers' Association.

9 Town Council Representations

- 9.1 **Hatfield Town Council** – Major objection: *“The Committee felt this was a gross over development, there was added concern that the dining room was not connected to the kitchen. Also concern over loss of amenity space”*.

10 Analysis

- 10.1 The main planning issues to be considered in the determination of this application are:

- 1. Quality of design and impact on the character and appearance of the area**
- 2. Amenity and living conditions of neighbouring occupiers**
- 3. Highways and parking provision**

- 1. Quality of design and impact on the character and appearance of the area**

- 10.2 District Plan Policies D1 and D2 require the standard of design in all new development to be of a high quality and that all new development respects and relates to the character and context of the area in which it is proposed. These policies are expanded upon in the Council's SDG and are consistent with Policy SP9 of the Emerging Local Plan.

- 10.3 The National Planning Policy Framework (NPPF) places a clear emphasis on high quality design and states in paragraph 130 that planning 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 in functions, taking into account any local design standards or style guides in plans or supplementary planning documents. As such, there is also consistency between the Council's District Plan, Emerging Local Plan and the NPPF.

- 10.4 The streetscene of this part of Stonecross Road and Ground Lane are uniform in character with regards to the set back from the highway. The proposal does not

seek to extend forward of the principal elevation of the existing dwellinghouse and therefore retains the general character in this regard when viewed from Stonecross Road. Moreover, it is noted that from Ground Lane, the two storey extension would be broadly aligned with the flats at Dickens Courts located to the corner and as a result would also not appear unduly prominent from Ground Lane.

- 10.5 With regard to the open space to the side of the dwelling, the proposed two storey side extension would reduce this space. This open space does contribute positively to the character and appearance of Ground Lane. However, this part of Ground Lane includes a piece of public land that is large and green and this would be retained. Accordingly, the extension would not appear cramped on this corner location and an adequate level of space would still be retained on this corner plot.
- 10.6 Whilst the extensions would inevitably increase the bulk and mass of the dwelling, it is not considered that the size of the extension would overwhelm the original dwelling. It is considered that the two storey side extension set in from front, rear elevation walls, its ridgeline being set below the existing roof ridgeline and its limited width would ensure a degree of subservience to the existing dwellinghouse. The extension has also been designed to relate well to original dwelling by virtue of the pitched roof design, fenestration detailing and matching materials.
- 10.7 The original rear, side and front garden footprint measures approximately 200 m² and would be reduced to approximately 144 m². It is therefore considered that the resulting level of rear garden and front garden would still provide adequate space for the size of dwellinghouse so that a functional garden would be retained.
- 10.8 Having regard to the above considerations, while it is acknowledged that the proposed addition would add a significant mass to the existing dwellinghouse and would be clearly seen from the street scene, it is on balance considered that the proposed two storey side extension, single storey rear extension and front porch would respect the scale and proportions of the existing dwelling, would not harm the character or appearance of the dwelling, surrounding area and would not result in any significant or harmful impact upon the street scene. A condition is recommended to ensure that the materials would match the existing dwellinghouse and surroundings.
- 10.9 The comments received from the Town Council with regard to the internal layout are noted. However, there is no contrary evidence to consider that the extension would be used as a separate dwellinghouse. Moreover, if in the future the extension was to be used as a dwelling, a planning application would be required and tested against national and local planning policies at the time.
- 10.10 The proposed development would, on balance, adequately respect and relate to the existing dwelling and the character of the area. Accordingly, the proposal would represent a good quality of design and would be acceptable to the provisions of Policies D1 and D2 of the District Plan 2005; the Supplementary Design Guidance 2005; Policy SP9 of the Emerging Local Plan and the National Planning Policy Framework 2019.

2. Amenity and living conditions of neighbouring occupiers

- 10.11 With regard to the impact on the amenity of adjoining neighbours, Policy D1 of the District Plan and the Supplementary Design Guidance state that any extension should not cause loss of light or appear unduly dominant from an adjoining property or result in a detrimental loss of privacy. Policy SADM11 of the Emerging Plan aims to preserve neighbouring amenity. Furthermore, guidance in paragraph 17 of the NPPF sets out to always seek to secure high quality design and good standard of amenity for all existing and future occupiers of land and buildings.
- 10.12 With regard to No. 2 Stonecross Road, which is attached to the application property, the proposed two storey side extension would be screened by the existing dwellinghouse and would not result in any harm to the amenity of this neighbouring property. The proposed single storey rear extension would be set in from the shared boundary with No. 2 by approximately 3.15m and together with its height and depth, would not have a detrimental impact on the amenity of the occupiers of this property.
- 10.13 Flats 149 to 152 Dickens Courts are facing the application site. Having regard to the separation distance of approximately 20m, it is considered that the proposal would not have an unacceptable impact upon the amenities of these flats.
- 10.14 With regard to privacy, window positions are such that there would be no undue loss of privacy.
- 10.15 In summary, giving consideration to the size of the plots, separation distance of properties, their orientation and siting of windows, it is not considered that the proposal would have an unreasonable impact on light amenity or the level of privacy afforded to the neighbouring occupiers and would not appear visually overbearing by virtue of design. Overall it is considered that the living conditions of the adjoining occupiers would be maintained to an acceptable level in accordance with Policy D1 of the District Plan 2005; the Supplementary Design Guidance 2005; Policy SADM11 of the Emerging Local Plan and the National Planning Policy Framework 2019.

3. Highway and parking considerations

- 10.16 In terms of parking, Paragraph 105 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. Policy M14 of the District Plan and the Parking Standards Supplementary Planning Guidance (SPG) use maximum standards and are not consistent with the NPPF and are therefore afforded less weight. In light of the above, the Council has introduced an Interim Policy on Car Parking Standards and Garage Sizes which in effect supersedes the previous standards and requires that a sensible level of provision is made.
- 10.17 The existing property has 3 bedrooms. There is hardstanding to the rear of the garden to provide one on-site car parking space. In addition, there is a crossover which, although outside of the application site, affords the occupiers of the application dwelling with an additional parking. No changes are proposed to the existing access arrangements and existing car parking provision. It is understood that the proposal would increase the number of bedroom from 3 to 4 bedrooms. The Council's Parking Standards suggest that a four bedroom dwelling in this location should provide two parking spaces.

- 10.18 The existing car parking provision of one on-site space falls short of the Council's SPG which would require 2 on-site car parking spaces in this area.
- 10.19 It is also notable that Stonecross Road benefits from unrestricted parking which enables cars to park on-street to accommodate an on-site shortfall. Furthermore, the site falls within a reasonably accessible location with access to services and facilities by means other than a private car.
- 10.20 It is considered that the proposal would provide an acceptable level of on-site car parking to accommodate the relative size of the dwelling and the lack of spacing would not result in a highway safety issue. Accordingly no objections are raised with regard to Policy M14 of the District Plan 2005; the SPG Parking Standards 2004; the Council's Interim Policy for Car Parking Standards 2014; and the National Planning Policy Framework.

11 Conclusion

- 11.1 The proposed extensions would be of good quality design which would not add bulk to the extent the resulting dwelling would look cramped within its plot, would not impinge on the character and context of the area and would maintain the living conditions of the adjoining occupiers to an acceptable level. The proposal would maintain adequate on-site car parking provision. Accordingly, no objections are raised with regard to Policies D1, D2, GBSP2, R2 and M14 of the Welwyn Hatfield District Plan 2005; the Supplementary Design Guidance 2005; the Supplementary Parking Guide 2004; the Council's Interim Policy for Car Parking Standards 2014; Policies SP1, SP9 and SADM11 of Emerging Local Plan 2016; and the National Planning Policy Framework 2019.

12 Recommendation

- 12.1 It is recommended that planning permission be approved subject to the following condition:
1. The brickwork, roof tile, bond, mortar, windows, detailing, guttering, soffits and other external decorations of the approved extension/alterations must match the existing dwelling in relation to colour and texture.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance Policies D1 and D2 of the Welwyn Hatfield District Plan 2005; Supplementary Design Guidance 2005; Policy SP9 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework 2019.

DRAWING NUMBERS

2. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
HET 1584/01	C	Existing & Proposed Floor Plans & Existing Elevations	30 October 2019
HET 1584/02	D	Proposed Elevations, Block Plan & Location Plan	6 December 2019

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

POSITIVE AND PROACTIVE STATEMENT


The decision has been made taking into account, where practicable and appropriate the requirements of paragraph 38 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 Council's website or inspected at these offices).

INFORMATIVES

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.

Antoine Commenville (Development Management)
Date: 10 December 2019.



 <p>WELWYN HATFIELD</p> <p>Council Offices, The Campus Welwyn Garden City, Herts, AL8 6AE</p>	Title:	Scale:	
	1 STONECROSS ROAD, HATFIELD, AL10 0HR	DNS	
	Date:	2020	
Project:	Development Management Committee	Drawing Number:	
		6/2019/2744/HOUSE	Drawn:
		Gill Howell	
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