

Character Analysis and Appraisal

Ward- Northaw & Cuffley

8 Hill Rise EN6 4EE- New 5 bedroom detached property

Relevant Policies- NPPF , D1, D2, GBSP2, M14

Site and Application description

The application site comprises a detached bungalow dwelling located on the eastern side of Hill Rise. The property is unusual in its siting as it's set back from the adjacent buildings. This dwelling has been enlarged and altered from its original form through rear extension and a loft dormer window to the back roof.

Surrounding Area

The surrounding area is residential in character featuring large detached dwellings set back from the highway. Hill Rise rises to the north and falls to the south. Given the topography of the land, dwellings are set below the road with land levels also gradually falling to the east. Dwellings along Hill Rise, though of similar size, vary in design and appearance. Many dwellings have been extended and altered. There are also some examples of replacement dwellings. Planning permission is sought for the erection of a new dwelling following demolition of the existing dwelling. This application is very similar to other properties within the vicinity that have been granted planning permission.

Conservation Area

The property is not listed nor in a conservation area.

Flood Risk Zone

The property is in Flood Risk Zone 1 as indicated by the environmental agency Flood Risk map. This is a low flood risk zone thus no further consideration is required.

Street Scene

The street scene witnesses a mixture of styles of building and a variety of materials including brick and painted render. However, the scale of buildings in terms of height and width on the plot is fairly consistent.

Character and Impact

The size and design of the proposed replacement dwelling would reflect the character of the area. In terms of appearance, the dwelling is proposed to be faced in brick, with uPVC windows and a tiled roof. A material document has also been submitted which shows the style of brick, windows and roof tiles the house will adopt. Any further material requirement can be secured through planning condition.

The enlarged footprint of the dwelling would maintain the 1m spacing between dwellings on both ground and first floor. The front of the building would respect the building line along the street scene. The ridge height has been set to be between No. 6 and 10 thus keeping the character of the stepped ridges along the Hill Rise.

The proposed replacement dwelling would be set in from the boundary with this property by 1 metre. This, combined with the further separation distance between the application dwelling and the flank wall of this property, would ensure that the development would not cause loss of light or be unduly dominant from this property.

In terms of privacy, a first floor side window serving an en-suite would face the flank wall of this property.

Balcony

There are numerous balconies located to the rear of the dwelling at first floor and second level. The balcony would however only project approx. 0.1 metres beyond the rear wall of the dwelling and therefore would not permit open areas of standing. In effect, its impact would be similar to that of a Juliet balcony and therefore not cause any adverse overlooking or loss of privacy from adjacent properties.

Raised Patio

Turning to the proposed patio to the rear of the dwelling. It is considered that its set in from the shared boundaries with No. 6 and No. 10 Hill Rise, taken together with the presence of soft and hard boundary treatment, would ensure that its height and projection would not result in adverse overlooking or loss of privacy toward the private rear amenity space of these adjacent properties.

Off Street Parking

The proposed dwelling would be a 5-bed, whilst the existing dwelling is a 3-bed. A 5-bed dwelling in this location should serve 3 off-street car parking spaces. The existing driveway and integral garage would meet this provision. Access to and from the site would not be altered from existing.

Access

There is currently single access from Hill Rise. There are no public rights of way across the site.

Conclusion

The proposed development would be of good quality design, maintain the character of the area, preserve the amenity of adjacent occupiers and comply with parking standards. Accordingly, the proposed development complies with Policies GBSP2, D1, D2 and M14 of the Welwyn Hatfield District Plan 2005 (read in conjunction with Supplementary Design Guidance 2005, Supplementary Planning Guidance – Parking Standards 2004 and Interim Policy for Car Parking Standards and Garage Sizes 2014) and relevant parts of the National Planning Policy Framework 2012.