

**WELWYN HATFIELD BOROUGH COUNCIL
DIRECTORATE OF STRATEGY AND DEVELOPMENT**

DELEGATED APPLICATION

Application No: 6/2016/0739/HOUSE
Location: 56 Bluebell Way, Hatfield, AL10 9FJ
Proposal: Conversion of garage
Officer: Ms L Hale

Recommendation: Granted

6/2016/0739/HOUSE

Context			
Site and Application description	<p>The application dwelling is a two storey detached property with an integral garage. The site is located in a cul-de-sac with open land to the front. Other dwellings within Bluebell Way are of a similar design and appearance.</p> <p>The proposal seeks planning permission for the conversion of an existing garage into habitable space including the extension of approximately 0.5 metres to infill an existing overhang canopy with the removal of the garage door and infill of window and brick to match the existing. The application requires planning permission for the proposed development as a result of the removal of permitted development rights.</p>		
Constraints (as defined within WHDP 2005)	<p>The site lies within Hatfield as designated in the Welwyn Hatfield District Plan 2005.</p>		
Relevant planning history	<p>S6/2004/0190/FP – Erection of rear conservatory – Granted 02/04/2004</p> <p>S6/1999/0971/FP – Erection of 144 houses and 26 flats with associated access roads, garages, parking areas and public open spaces, cycle ways and footway - Approval 30/06/2000</p> <p><i>“Condition 15. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order) no development falling within Classes A, or B of Part 2 of Schedule 2 to that Order, and, in respect of Plot 1 - 74 inclusive as shown on drawing no: 4772/DL/101/L, no development falling within Classes A, B, D or F of Part 1 of Schedule 2 to that Order, shall be carried out without the prior written permission of the Local Planning Authority, granted on application.</i></p> <p>REASON</p> <p><i>To enable the Local Planning Authority to exercise control over extensions to the dwellings on higher density plots, and means of enclosure, in the interests of visual and residential amenity, and over new accesses in the interests of visual amenity and highway safety.”</i></p>		
Consultations			
Neighbour	Support: 0	Object: 0	Other: 0

representations			
Publicity	Neighbour letters		
Summary of neighbour responses	N/A		
Town / Parish representations	No representations received.		
Consultees and responses	No responses received.		
Relevant Policies			
NPPF D1 D2 GBSP1 GBSP2 M14 Others			
Main Issues			
Is the development within a conservation area?			
Yes No			
Would the significance of the designated heritage asset be conserved or enhanced?			
Yes No			
Comment (if applicable):			
Would the development reflect the character of the area?			
Yes No			
Comment (if applicable):			
<p>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.</p> <p>The proposal seeks planning permission for the conversion of an existing garage into habitable space including the extension of approximately 0.5 metres to infill an existing overhang canopy with the removal of the garage door and infill of window and brick to match the existing. The extension to the front of the dwelling would bring this part of the development forward in line with the overhang of the garage and therefore, it is not considered the extension to the front elevation would appear at odds with the character of the area. The garage door will be replaced with a window that proposes to match the existing fenestration detailing. It is not considered this change will be detrimental to the character of the street scene or surrounding area to the extent that it would warrant a refusal.</p> <p>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.</p>			
Would the development reflect the character of the dwelling?			
Yes No N/A			
Comment (if applicable):			
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)			

Yes No N/A

Comment (if applicable):

The impact of the proposed development on the residential amenity of neighbouring dwellings is considered in terms of the impact on access to day/sun/sky light, loss of privacy and overshadowing.

The proposed garage conversion would also involve the extension to the front elevation of approximately 0.5 metres. Given the separation distance and nature of the proposal, the development is not considered to have a detrimental impact on the living conditions of either neighbouring occupier in relation to overlooking, sun/daylight/outlook or privacy.

The proposed development is therefore in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005 and the accompanying Supplementary Design Guidance.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

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 require a maximum of 2.25 car parking spaces. This site location comprises of hardstanding to the front of the property to facilitate three 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 three vehicles and additionally the site benefits from on-street parking. With regards to garages, the Interim Policy acknowledges that many existing garages are too small for their intended purpose for parking/storing vehicles. For garages to have a genuine ability to be used for their intended purpose, they should be at least 6 metres long by 3 metres wide and sufficiently tall to accommodate modern cars. In this case the existing garage measures approximately 3.8 metres long by 2.5 metres wide, and therefore does not meet the minimum dimensions for the ability to be used for its intended purpose.

The proposed development is therefore in accordance with Policies D1 and M14 of the District Plan and the Interim Policy for Car Parking Standards and Garage Sizes 2014.

Any other issues

N/A

Conclusion

The proposed development would have an acceptable impact on the character and appearance of the existing property, its site and the surrounding area and the proposal would not result in any significantly detrimental impacts on the residential amenity of neighbouring properties. The proposal is therefore acceptable and is in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guide and the National Planning Policy Framework

Conditions:

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

Site Location Plan & Existing Floor Plan & Proposed Floor Plan & Existing Elevation & Proposed Elevation & Existing Side Elevation & Proposed Side Elevation received and dated 15th June 2016.

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

2. The brickwork, roof tile, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations must match the existing dwelling/building in relation to colour and texture.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

3. The existing hardstanding set aside for car parking shall be retained permanently thereafter for the free parking of vehicles for residents/occupiers of the dwelling and shall not be used for any other purpose.

REASON: To ensure adequate off-street parking is provided, in the interests of highway safety in accordance with the National Planning Policy Framework.

1. POSITIVE AND PROACTIVE STATEMENT

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 Council's website or inspected at these offices).

Determined By:

Mr M Robinson
19 August 2016