

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

DELEGATED APPLICATION

Application No: 6/2016/1410/VAR
Location: 12 Rooks Hill, Welwyn Garden City, AL8 6ET
Proposal: Variation of condition 2 (plans) on planning permission
 6/2015/2448/HOUSE
Officer: Miss J Bould

Recommendation: Granted

6/2016/1410/VAR

Context			
Site and Application description	<p>The application site is a two storey semi-detached dwellinghouse located on Rooks Hill. The property has a side garage which extends into the rear garden of the property. A conservatory has been added to the rear elevation, sited to the west of the garage.</p> <p>Planning permission to construct a part one and part two storey extension to the rear of the dwelling has previously been granted.</p> <p>This application is for the alteration of the drawings approved under the previously granted permission resulting from a building survey finding the existing roof is of a steeper pitch than originally designed for. In addition, the ground floor extension is proposed to be made more narrow, the repositioning of an existing first floor window, the installation of a third roof light and the repositioning of one of the proposed rooflights on the extension.</p>		
Constraints (as defined within WHDP 2005)	CA - Conservation Area: WGC1; EM - 86.0 Ward - Handside		
Relevant planning history	Application Number: 6/2015/2448/HOUSE Decision: Granted Decision Date: 26 February 2016 Proposal: Erection of two storey, single storey rear extension and alterations		
Consultations			
Neighbour representations	Support:	Object:	Other:
Publicity			
Summary of neighbour responses			
Town / Parish representations			

Consultees and responses	1. Councillor Helen Bromley 2. Councillor Fiona Thomson 3. Councillor Rachel Basch
Relevant Policies	
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input type="checkbox"/> M14 Others	
Main Issues	
Is the development within a conservation area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Would the significance of the designated heritage asset be conserved or enhanced?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Comment (if applicable):	
Would the development reflect the character of the area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Comment (if applicable):	
<p>Local plan policies D1 and D2 aim to ensure a high quality of design 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 maintain and enhance the character of the existing area. The 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 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 secure high quality design.</p> <p>The originally approved extension was for the single storey to be built up to the west boundary adjoining No.10. The proposed extension would be at a depth of 4m and a height of 2.9m and a width of 7m and is considered to be of acceptable size, scale and form in order to be respectful of the character and appearance of the dwelling.</p> <p>The first floor extension was proposed to align with the eastern flank of the dwellinghouse, have a height of 6.8 metres. Two rooflights are proposed to allow light into the first floor extension.</p> <p>A building survey has resulted in a variation to the approved plans being required. The pitch of the roof used in the original approved drawings was incorrect and this has resulted in amendments to the height and width of the extension.</p> <p>The key changes are:</p> <ul style="list-style-type: none"> - Increased height of roof from 6.8m to 7.1m. The roofline of the extension will still be below that of the existing roofline and not visible from the front of the dwelling. - Reduction in the width of the extension at ground floor level, from 6.7m to 6.5m. - Addition of a rooflight in the first storey extension and changing the position of the two rooflights approved under the original planning permission. - Altering the position of the first storey window. <p>The amendments proposed are considered to be consistent with the design, scale and bulk of the dwelling and are in keeping with the character and appearance of the dwelling and the wider area. The proposed amendments are compliant with Policies D1, D2 and GBSP2 of the adopted Welwyn Hatfield Local Plan 2005 and the Supplementary Planning Guide.</p>	
Would the development reflect the character of the dwelling?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

Comment (if applicable):	
The design, scale and bulk of the amended extension is considered to be subordinate in scale to the original dwelling and will not adversely affect the character of the dwelling.	
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Comment (if applicable):	
The changes to the roof pitch will not change the affect or scale of overlooking between properties. The separation distances between the application dwelling and neighbouring properties are not proposed to change.	
A proposed first floor window to the east elevation is to give light to a bedroom is proposed to be moved slightly and would not change the affect of overlooking. Regardless of window position, a condition requiring obscured glazing and non-opening has been included on the original approval. There is no reason to amend this condition.	
Would the development provide / retain sufficient parking?	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Comment (if applicable):	
There is no amendment to vehicle parking arrangements proposed.	
Any other issues	
Conclusion	
To conclude, the proposed amendments are as a result of an accurate building survey. The proposed amendments are minor and do not create or increase any affect on the character of the area or dwelling or affect neighbouring dwellings. The proposed amendments are in accordance with the NPPF, the adopted Welwyn Hatfield District Plan 2005 and the SDG. It is recommended the variation to planning application 2015/2448 is granted.	

Conditions:

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

HAL Drawing Numbers 8144-P01 & 8144-P02 received and dated 11/07/2016 & 3758-OS1 received and dated 01/09/2016

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 proposed first floor window to the east elevation of the dwellinghouse shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened below a height of 1.8 metres above floor level, and shall be retained in that form thereafter.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

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
25 October 2016