

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

DELEGATED APPLICATION

Application No: 6/2016/2315/HOUSE
Location: 389 St Albans Road West Hatfield AL10 9RU
Proposal: Erection of double storey side, single storey rear and single storey front extensions
Officer: Mrs J Pagdin

Recommendation: Granted

6/2016/2315/HOUSE

Context	
Site and Application description	<p>The application site is one of a row of two storey semi-detached houses on the South side of St Albans Rd West in the Ellenbrook area of Hatfield. It is in a pair with No 391 to the west. The site is rectangular and measures approximately 10m wide by 60m deep. The house has an attached garage to the east side, separated from the house by a gated side passage. The house has a 3m deep rear conservatory. The first floor is set in from the side boundary by 4m. The front garden is paved and provides parking for three cars.</p> <p><u>Proposal</u></p> <p>Full planning permission is sought for</p> <ul style="list-style-type: none"> • a 2.6m wide two-storey side extension with integral garage, 8.5m deep aligned with the front and rear of the existing house • two secondary windows at first floor side elevation, principal windows to the front and rear • Finished in brick and tiles to match the existing house • Set in 1m from eastern side boundary • Side passage adjacent to side boundary • a 5m deep, single-storey rear extension across the width of the house (as extended to the side). Set in 1m from the east side boundary, abuts west boundary with No 391. Roof part flat with rear pitch at edge.
Constraints (as defined within WHDP 2005)	<p>GB – Greenbelt - 22m to rear of property</p> <p>LCA - Landscape Character Area (De Havilland Plain)</p> <p>PAR - PARISH (HATFIELD)</p> <p>Wards - Hatfield Villages</p> <p>WCCF - Watling Chase Community Forest</p> <p>A4D - Article 4 HMO Direction</p>
Relevant planning history	<p>S6/2014/2005/LUP – Certificate of Lawfulness for ancillary use of existing residential dwelling for registered childminding. Granted 5.11.2014.</p>

	<u>387 St Albans Rd West</u> 6/2015/1887/HOUSE - Erection of single storey rear and two storey front and side extension. Granted 03 November 2015.		
Consultations			
Neighbour representations	Support:	Object:	Other:
Publicity	Neighbouring occupiers were notified in writing for 21 days		
Summary of neighbour responses	None received		
Town / Parish representations	None received		
Consultees and responses	<ol style="list-style-type: none"> 1. Councillor Lynne Sparks – no response 2. Councillor Howard Morgan – no response 3. Councillor Duncan Bell – no response 4. Hatfield Town Council – no response (see above) 		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input checked="" type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input checked="" type="checkbox"/> M14 Others Supplementary Design Guidance 2005 Supplementary Planning Guidance, Car Parking Standards 2004 Interim Policy on Car Parking and Garage Sizes 2014.			
Main Issues			
Design (form, size, scale, siting) and Character (appearance within the streetscene)	<p>Policies of the NPPF and D1 and D2 of the Welwyn Hatfield District Plan 2005 require all new developments to incorporate high quality design and to respect and relate to the character and context of the area in which it is proposed. They should maintain and, where possible, enhance or improve the character of the existing area. These Policies are expanded upon in the SDG which recommends that in general, the materials used in new developments should match those of the existing building. In addition, first floor side extensions should be set in at least 1m from the side boundary to prevent a cramped appearance on the site and terracing in the street.</p> <p>The proposed side extension would be visible from the road as the site frontage is open. The proposed extension would be set in from the side boundary by 1m and finished in materials to match the existing house. It would not appear cramped within the site or result in terracing in the street. While the height of the roof ridge would not be lower than the existing main roof ridge, the proposed design achieves a simplicity of line that complements the existing house and reflects the style of extensions that have been made to other houses in this row.</p> <p>The rear extension would be 5m deep the rear-most 2m would have a mono-pitched roof and the 3m closest to the house would have a flat roof. The walls would be finished in brick to match the existing house. There would be two roof-lights in the flat section and three glazed panels in the pitched section. The rear extension would not adversely affect the character and appearance of the existing house and, not being visible from the road, would not adversely impact upon the character of the surrounding area.</p> <p>Overall the scale of the extensions would be proportionate to the house and in keeping with the character of the setting and are, therefore, considered</p>		

	<p>acceptable in terms of Policies D1 and D2 of the WHDP 2005 and the SDG 2005 with regard to design.</p>
<p>Impact on neighbours</p>	<p>Local Plan Policy D1 and the SDG 2005 are relevant. The impact of the proposed development on living conditions and amenity of neighbouring dwellings is measured in terms of overbearing impact, impact on light and overlooking/loss of privacy.</p> <p>The properties most likely to be affected by the proposal are No's 387 and 391 St Albans Road West and 107 Bramble Road.</p> <p>The proposed two-storey side extension would be located on the east-facing flank elevation but would not extend to the boundary or beyond the rear of the neighbouring house at No 387. There are no windows in the west-facing elevation of No 387 so the proposal would not give rise to loss of light to the internal spaces at that property. The single storey rear extension would extend approximately 0.2m beyond the rear elevation of the existing single-storey extension at No 387.</p> <p>In terms of privacy the first floor side facing windows would be secondary windows to the bedroom. These could give views into the private rear external areas of No 387. To protect the privacy of occupants at No 387, these windows should be obscured glazed and fixed. This can be secured by condition.</p> <p>The single storey rear extension would be 3.25m high for the first 3m from the house and then pitches down to the eaves (2.6m high). The boundary with No 391 would be marked by the side wall. This would be finished in brick. The house at No 391 has a 3m deep, single-storey rear extension of a similar height to the application proposal. The proposed extension would project beyond this by 2m. This part of the extension would have a rear pitching roof to reduce the height on the boundary. The rear of No 391 faces directly south and the windows to the rear habitable room at ground floor open onto a patio area that is already enclosed by a long (9m) outbuilding and a temporary roof structure. It is considered that the proposed extension would not appear unduly overbearing or cause a significant loss of sun or day light over and above the existing situation.</p> <p>The remaining rear garden would be approximately 40m long. The first floor windows would not be further to the rear than the existing ones and the distance is ample to not give rise to overlooking or loss of privacy at the property to the rear, at 107 Bramble Road.</p>
<p>Access, car parking and highway considerations</p>	<p>Policy D5 of the Welwyn Hatfield District Plan 2005 requires all new development to make provision for pedestrian, cyclist and passenger transport facilities. Parking and traffic management provision must be included in new development.</p> <p>The Council's Local Plan Policy M14 and the Parking Standard Supplementary Planning Guidance (SPG) use maximum standards which are not consistent with the NPPF and are, therefore, not afforded significant weight. In light of the above the Council has produced an Interim Policy for Car Parking Standards and Garage Sizes that states that parking provision will be assessed on a case by case basis and the existing maximum standards within the SPG should be taken as guidance only.</p> <p>A four bedroom house is required to have three on-site car parking spaces in this location. The area is subject to parking restrictions during the day (9am to 4pm during University term times) although there are spaces on street</p>

	available in the evenings and overnight. The proposed site layout would provide three spaces and vehicles would reverse out onto the road to turn. The road is a quiet access lane that runs parallel to the main road and serves only the houses in this row. The proposed provisions are considered to be adequate to not impact upon highway safety or convenience of users of the public highway.
Landscaping Issues	The grass verge between the main carriageway of St Albans Road West and the access road makes an important contribution to the street scene and would need to be reinstated if it is affected by construction traffic. An informative to this effect shall be included on the planning decision.
Any other considerations	The house is a single family dwelling house with a Certificate of Lawfulness for the occupants to provide an ancillary childminding service during the day. While the proposed extensions would enlarge the house, the use would not change and would appear to fit well within the remit of the Certificate of Lawfulness.
Conclusion	
<p>The application has been considered in terms of the design and impact on the appearance and character of the house and surrounding area, the impact on neighbours, parking and landscaping.</p> <p>The proposal is considered acceptable in these regards, subject to conditions requiring construction in accordance with the submitted plans, use of materials to match the existing and installation of obscured fixed glazing to the first floor flank windows prior to occupation of the side extension.</p>	

Conditions:

1. 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.

2. The first floor east facing windows of the proposed side extension 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.

DRAWING NUMBERS

3. 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
KSD/16/68/06		Existing Rear Elevation	21 November 2016

KSD/16/68/07	Existing Side Elevation	21 November 2016
KSD/16/68/08	Proposed Ground Floor Plan	21 November 2016
KSD/16/68/09	Proposed First Floor Plan	21 November 2016
KSD/16/68/10	Proposed Roof Plan	21 November 2016
KSD/16/68/11	Proposed Front Elevation	21 November 2016
KSD/16/68/12	Proposed Rear Elevation	21 November 2016
KSD/16/68/13	Proposed Side Elevation	21 November 2016
KSD/16/68/01	Site & Location Plan	21 November 2016
KSD/16/68/02	Existing Ground Floor Plan	21 November 2016
KSD/16/68/03	Existing First Floor Plan	21 November 2016
KSD/16/68/04	Existing Roof Plan	21 November 2016
KSD/16/68/05	Existing Front Elevation	21 November 2016

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

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).

Informatives:

1. The applicant is advised to take account the provisions of The Party Wall Act 1996 insofar as the carrying out of development affecting or in close proximity to a shared boundary.
2. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.

Determined By:

Mr A Mangham
23 January 2017

