

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2016/2730/HOUSE
Location: 1 Stanborough Mews Welwyn Garden City AL8 6DB
Proposal: Erection of extension to existing double garage to form home office
Officer: Ms R Collard

Recommendation: Refused

6/2016/2730/HOUSE

Context			
Site and Application description	<p>The application site forms the left hand side of a pair of semi-detached dwellings located within a cul-de sac of similar dwelling house types. The streetscene is characterised by modern dwellings, each with off-street parking for multiple vehicles to the front and sides. The properties on Stanborough Mews have a mixture of lawn, hedgerows and planting as part of their frontage.</p> <p>The proposal is for the erection of an extension to an existing double garage to form a home office.</p>		
Constraints (as defined within WHDP 2005)	<p>EM - 86 Wards - Handside CP - National Cycle Network CP - Cycle Facility / Route</p>		
Relevant planning history	None		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour letters		
Summary of neighbour responses	None received		
Town / Parish representations	Not applicable		
Consultees and responses	No comments have been received from Councillors		
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 checked="" type="checkbox"/> M14 Others Supplementary Design Guidance, Interim Parking Standards 2014			
Main Issues			
Design (form, size, scale, siting) and Character (appearance)	<p>The Government attaches great importance to the design of the built environment. The National Planning Policy Framework (NPPF) notes that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.</p>		

<p>within the streetscene)</p>	<p>Planning decisions should aim to ensure that developments add to the overall quality of the area; respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. They should also be visually attractive as a result of good architecture and appropriate landscaping.</p> <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 application site is located within a small cul-de sac which backs onto Longcroft Green, with clear views of the site clearly visible from Stanborough Road (the main road leading into the town centre) and the wider public realm.</p> <p>It is noted that No.1 Stanborough Mews benefits from the largest garage within this development, however it is acknowledged that other garages located close to the rear boundary with Longcroft Green can be seen, however these are smaller in size.</p> <p>The proposal would result in an extension to the existing garage, continuing the existing built form, extending the full width of the existing rear garden area. The extension would be 6.6m in width and would result in the continuation of the existing ridge height of the garage. Given its size and scale this would not be a subordinate extension to the property.</p> <p>Due to the location of the outbuilding sited along the rear boundary and almost the full width of the site it would be readily visible from the wider public realm. Whilst outbuildings can be seen to the rear boundaries of properties within Stanborough Mews, they are significantly smaller than the resultant size of the outbuilding proposed. The proposal would introduce a substantially large outbuilding into the rear garden area, which currently enjoys a more spacious character. It is also considered that the overall scale of the building would dominate the views to the rear of the main dwelling and it is considered that the outbuilding fails to be subordinate in character to the main dwelling. Additionally the overall size of the building would reduce the rear garden space substantially, resulting in a garden depth of less than 6m, significantly reducing the amount of useable garden area. This would result in the overdevelopment of the plot.</p> <p>Therefore the proposed outbuilding is not considered to be of a good quality design and would not be in accordance with Council policies D1, D2, SDG or the NPPF which seeks high quality design to respect the local character and context of the area. As such the proposed development would reduce the spacious nature of the plot and would be readily visible within the public realm, the extension would fail to be subordinate in character and would dominate the plot.</p>
<p>Impact on neighbours</p>	<p>The impact of the proposed development on the residential amenity of neighbouring dwellings is considered in terms of the impact on neighbouring properties access to day/sun/sky light, privacy and overshadowing. Policy D1 of the District Plan applies which seeks to provide a good standard of design in</p>

	<p>all new development.</p> <p>The proposal would extend the existing garage across the full width of the plot and would be located on the boundary with No.3 Stanborough Mews. It is considered that the size, scale, bulk and mass of the resultant building together with its siting directly on the boundary would have a poor relationship with the neighbouring dwelling, resulting in an overbearing and dominant relationship with the neighbouring dwelling, having an adverse impact on their residential amenity.</p> <p>Therefore it is considered that the proposed development would detrimentally harm the amenity of neighbouring dwellings and would not be in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005, SPG and the NPPF</p>
Access, car parking and highway considerations	No changes would be made to the existing parking, therefore no objections are raised.
Landscaping Issues	None
Any other considerations	None
Conclusion	
<p>By virtue of its size, design and siting the development would result in a substantially large built form readily visible within the public realm. Its overall size would have a detrimental impact upon the character and appearance of the street scene, and would fail to be subordinate in character.</p> <p>Additionally the siting and size of the resultant building would have a poor relationship with No.3 Stanborough Mews resulting in an overbearing and dominant relationship having an adverse impact on their residential amenity.</p> <p>The proposal is therefore contrary to the principles and policies of the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the Supplementary Design Guidance Statement of Council Policy 2005.</p>	

Reasons for Refusal:

1. The proposed development, by virtue of its siting, scale and design would result in a substantially large built form that failed to be subordinate to the main dwelling and as a result of its position along the rear boundary of the application site would be readily visible from Longcroft Green and Stanborough Road. Its overall size would have a detrimental impact upon the character and appearance of the area and would result in the overdevelopment of the application site. Accordingly the proposal would be of a poor quality of design which would fail to respect and reflect the immediate street scene contrary to the National Planning Policy Framework and policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the Supplementary Design Guidance, Statement of Council Policy 2005.
2. The proposed development, by virtue of its scale, height and siting would result in an overbearing and dominant relationship with the neighbouring dwelling, No.3 Stanborough Mews, and as a result would have an adverse impact to their residential amenity. The proposal therefore represents a poor standard of design contrary to Policy D1 of the Welwyn Hatfield District Plan 2005, guidance under the Supplementary Design Guidance, Statement of Council Policy 2005 and the National Planning Policy Framework.

REFUSED DRAWING NUMBERS

3.

Plan Number	Revision Number	Details	Received Date
II		Location plan	29 December 2016
I		Existing & Proposed Elevations/ Floor Plans	16 January 2017

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. Please be aware that the site is within the Estate Management Scheme and therefore, in the event of planning permission being obtained, Estate Management consent would also be required prior to any development commencing on site.

Determined By:

Mrs S Smith
23 February 2017