

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

DELEGATED APPLICATION

Application No: 6/2017/0446/HOUSE
Location: 22 Stanborough Road Welwyn Garden City AL8 6XD
Proposal: Erection of first floor side extension
Officer: Mrs S Smith

Recommendation: Refused

6/2017/0446/HOUSE

Context			
Site and Application description	<p>The application site is the end terrace in a row of six properties. This row of properties face towards the junction with Parkway and Stanborough Road, although they are set back from the junction and have an area of grass and turning head to the front. The side of the property is visible when travelling along Stanborough Road.</p> <p>This application seeks planning permission for the erection of a first floor side extension. Whilst it would form a bedroom, the internal layout of the existing house would be altered and the number of bedrooms at the property would not increase from the current situation. Materials would match the existing.</p> <p>A new window is proposed in the front elevation of the existing property however this does not require planning permission.</p>		
Constraints (as defined within WHDP 2005)	<p>CA - Conservation Area: WGC1; Wards - Handside FM10 - Flood Zone Surface Water 100mm (2714804) FM10 - Flood Zone Surface Water 100mm (2714713) FM00 - Flood Zone Surface Water 1000mm (74434)</p>		
Relevant planning history	<p>Application Number: N6/1974/0468/ Decision: Granted Decision Date: 30 October 1974 Proposal: Ground floor front extension</p> <p>Application Number: N6/1997/0117/FP Decision: Granted Decision Date: 15 April 1997 Proposal: Erection of a single storey rear and first floor front extension</p> <p>Application Number: N6/2009/1211/FP Decision: Granted Decision Date: 12 October 2009 Proposal: PROPOSED EXTENSION TO OUTHOUSE</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0

Publicity	<p>Site Notice Display Date: 13 March 2017</p> <p>Site Notice Expiry Date: 3 April 2017</p> <p>Press Advert Display Date: 24 March 2017</p> <p>Press Advert Expiry Date: 7 April 2017</p>
Summary of neighbour responses	None received
Consultees and responses	<ol style="list-style-type: none"> 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 checked="" type="checkbox"/> M14 Others D8, R17, SDG, SPG and Council's Interim Policy for Car Parking	
Main Issues	
Design (form, size, scale, siting) and Character (appearance within the streetscene)	<p>The proposed extension would be a first floor extension to the side of the property. The proposed additional floor space together with the existing additional floor space would not overwhelm the original dwelling and the extension would be set down from the ridge of the roof of the property. As a result it would be considered to be subordinate to the overall size and scale of the original dwelling. However, it is to the side of the property where it has only been set back from the front elevation marginally. As a result it would be viewed as a continuation of the existing terrace row appearing as an 'add' on and incongruous addition, disrupting the appearance of the application property and the view of the terrace from the front. This would be emphasised by its significant set down from the ridge of the property, failing to appear as a continuation of the row of terraces. Additionally, its detailed design would be a blank wall with no fenestration which would not provide any benefits to this scheme.</p> <p>The Council's SDG outlines that for first floor side extensions, a minimum of 1m is maintained to the boundary however it is important that existing spacing in the street scene is reflected which may result in larger distances being required. The space to the side of the property that would be maintained would be acceptable. However this does not overcome the harm identified above.</p> <p>A first floor extension has been granted at the property in 1997, however that extension was set back from the front of the dwelling considerably with fenestration in the front elevation.</p> <p>Accordingly the proposed development is poor design that would not respect or relate to the character and appearance of the area. Whilst this would lead to less than substantial harm to the Central Welwyn Garden City conservation area, there are no apparent public benefits of this scheme. The proposal therefore conflicts with policies D1 and D2 of the District Plan, the SDG and the NPPF.</p>
Impact on neighbours	Given the location of the proposed extension, it would cause no undue impact to any neighbouring property.
Access, car parking and highway	The property would remain a three bedroom dwelling and the parking situation would remain as is.

considerations	
Landscaping Issues	Trees are to the front of the property and it is considered that in the event of an approval, conditions would be required to ensure that these trees are adequately protected throughout the construction. It is likely however that one of these trees would require pruning to facilitate the extension, which could also be dealt with through condition.
Any other considerations	None
Conclusion	
The proposed extension would harm the character and appearance of the conservation area and conflicts with the aims of Policies D1 and D2 of the District Plan, the Council's SDG and the NPPF, which seek to secure high quality design that respects and relates to the character and context of the area, sustaining and enhancing the significance of the heritage assets.	

Reasons for Refusal:

1. By virtue of the location, design and appearance of the proposed extension it would appear as an incongruous addition to the application property and to the row of terrace dwellings. Whilst the proposed development would lead to less than substantial harm to the character and appearance of the Central Welwyn Garden City Conservation Area, the harm is not outweighed by any public benefits. The proposal therefore represents poor quality design contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
4046-OS2		Block Plan	7 March 2017
4046-E01		Plans & Elevations as Existing	7 March 2017
4046-P01		Plans & Elevations as Proposed	7 March 2017
4046-OS1		Site Location Plan	7 March 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).

Determined By:

Mrs L Hughes
26 April 2017