

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

DELEGATED APPLICATION

Application No: 6/2017/1069/HOUSE
Location: 19 Theobalds Road Cuffley Potters Bar EN6 4HQ
Proposal: Erection of single storey rear extension and installation of dormer windows to facilitate loft conversion to habitable space
Officer: Mr D Elmore

Recommendation: Granted

6/2017/1069/HOUSE

Context			
Site and Application description	<p>The application site comprises a detached bungalows and its gardens to the eastern side of Theobalds Road. Theobalds Road is a residential street situated in the centre of the specified settlement of Cuffley. The street features detached bungalows and 'chalet style' bungalows.</p> <p>Planning permission is sought for the erection of a single storey rear extension, single storey side extension, rear decking and roof alterations.</p>		
Constraints (as defined within WHDP 2005)	<p>PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0 Wards - Northaw & Cuffley - Distance: 0</p>		
Relevant planning history	<p>Application Number: S6/1981/0009/ Decision: Granted Decision Date: 02 February 1981 Proposal: Single storey rear extension</p> <p>Application Number: S6/1975/0222/ Decision: Granted Decision Date: 09 June 1975 Proposal: Private garage</p>		
Consultations			
Neighbour representations	Support: 0	Object: 1	Other: 0
Publicity	Neighbour letters sent		
Summary of neighbour responses	Residents association – overlooking from Juliet window. Insufficient parking.		
Consultees and responses	<p>Councillor Bernard Sarson – No response Councillor George Michaelides – No response Councillor Irene Dean - No response</p> <p>Welwyn Hatfield Borough Council (Landscapes Department) – No comment Northaw & Cuffley Parish Council – Comment summarised as follows:</p>		

	<ul style="list-style-type: none"> • Dormer windows should be non-opening and obscure glazed • Concerns with off-street parking provision
Relevant Policies	
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input type="checkbox"/> GBSP2 <input checked="" type="checkbox"/> M14 Others: SDG, SPG – Parking Standards, Interim Policy for Car Parking Standards and Garage Sizes	
Main Issues	
Is the development within a conservation area?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the significance of the designated heritage asset be conserved or enhanced?	
<input type="checkbox"/> Yes <input type="checkbox"/> No Comment: N/A	
Would the development reflect the character of the area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment: Theobalds Road originally comprised modest pitched roof bungalows. A large proportion of these bungalows have converted their attic space for habitable use through the erection of side dormers and hip-gable roof enlargements. There are also examples of single storey side and hip-gable rear extensions. The proposed development as a whole would be entirely in keeping with many other dwellings along the street and, as such, the character of the existing area would be maintained. In terms of design, the side dormers would be adequately subservient to the roof slope and are set in at least 1 metre from the gable ends. The external materials are proposed to match the existing dwelling. Subject to a condition securing matching materials, it is considered that the proposed development would represent a good standard of design and respect the character of the existing area.	
Would the development reflect the character of the dwelling?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment: See above	
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment: The main properties which may be affected by the proposal are the two immediate neighbouring properties, numbers 17 and 21 Theobalds Road. All other nearby properties are considered to be sufficiently removed from the application site so as to remain unaffected by the proposal. <u>17 Theobalds Road</u> This property has been extended to the rear through a single storey extension with gable roof and is separated from the flank wall of the subject dwelling by 5.9 metres. A single storey flat roof garage associated with this neighbouring property also exists in this gap. The proposed single storey side and rear extensions would not extend beyond the rear wall of No. 17. This, taken together with the separation distance between the properties, ensures that the proposed development would not be unduly dominant or result in loss of light from No. 17. In terms of privacy, 2 windows in the dormer (serving a bathroom and bedroom) and roof light (serving landing) would face the dormer windows of this neighbouring property. In the interest of maintaining levels of privacy, it is considered necessary and reasonable for the dormer windows to be glazed in obscure glass and have a restricted level of opening. This can be secured through planning condition. The proposed roof light would be installed high on the roof slope and therefore would not present any overlooking.	

21 Theobalds Road

The proposed rear extension would extend approximately an extra 0.5 metres further than the existing dwelling. Although greater in depth, its roof form and 4 metre flank wall separation distance would ensure that the proposed development would not be unduly dominant or result in loss of light from No. 21.

In terms of privacy, 2 windows in the dormer (serving a bathroom and bedroom) and roof light (serving bedroom) would face the dormer windows of this neighbouring property. In the interest of maintaining levels of privacy, it is considered necessary and reasonable for the dormer windows to be glazed in obscure glass and have a restricted level of opening. This can be secured through planning condition. The proposed roof light would be installed high on the roof slope and therefore would not present any overlooking.

Also included in this proposal is the erection of a rear decking area which would provide step free access from the rear bi-fold doors. This deck would measure 0.7 metres in height (highest ground level adjacent to the dwelling). The presence of single storey garages along the shared boundaries which would essentially screen any views toward the private rear gardens of neighbouring properties and ensures that there would be no overlooking or privacy implications.

Would the development provide / retain sufficient parking?

Yes No

Comment: Northaw and Cuffley Parish Council and Northaw and Cuffley Residents Association have raised concerns regarding the inadequacy of parking provision for the proposed development and the existing parking demands in this location.

As a result of the proposed extensions, the dwelling would increase in size from a 2-bed to 4-bed.

A 4-bed dwelling in this location would require a guideline provision of 3 off-street car parking spaces. In order to facilitate this, the front driveway would be extended for an additional 2 spaces and an integral garage would be created.

The integral garage would measure 6.2m long by 2.5m wide. Although the width is short of government guidance which outlines that new garages should measure 6m long by 3m wide, this is not to say that a smaller vehicle could be sufficiently parked within it. It is also noted that the extended driveway could serve 3 cars.

In light of the above, it is considered that the level of off-street parking provision provided is in accordance with the Council's car parking guidance, and is therefore considered to be acceptable for the development.

Any other issues	None
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Conclusion

Subject to the suggested planning conditions, the proposed development would comply with relevant local and national planning policies.

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 dormer windows facing numbers 17 Theobalds Road and 21 Theobalds Road must be glazed with obscured glass and shall be fixed so as to be incapable of

being opened below a height of 1.7 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
1716EP01	C	Existing & Proposed Plans & Elevations & Location & Block Plans	15 August 2017

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. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.

Determined By:

Mrs L Hughes
24 August 2017