

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

DELEGATED APPLICATION

Application No: 6/2017/2125/HOUSE
Location: 21 Kingswell Ride Cuffley Potters Bar EN6 4LH
Proposal: Erection of single storey rear extension
Officer: Mrs Kerrie Charles

Recommendation: Granted

6/2017/2125/HOUSE

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|---|--|-----------|----------|
| Context | | | |
| Site and Application description | <p>No.21 Kingswell Ride is a link attached bungalow situated on the north side of Kingswell Ride. The rear of the site backs onto Green Belt land.</p> <p>The proposed extension will be 10 metres in width, 4 metres in depth and 3.1 metres in height. The extension will have a flat roof and incorporate a roof lantern.</p> | | |
| Constraints (as defined within WHDP 2005) | Wards - Northaw & Cuffley | | |
| Relevant planning history | <p>Planning</p> <p>Application Number: 6/2017/1955/PN8 Decision: Withdrawn Decision Date: 16 October 2017</p> <p>Proposal: Prior approval for the erection of a single storey rear extension measuring 4m in depth, 3.80m in height and 3.50m to the eaves</p> | | |
| Consultations | | | |
| Neighbour representations | Support: 0 | Object: 1 | Other: 0 |
| Publicity | | | |
| Summary of neighbour responses | <ul style="list-style-type: none"> No.23 Kingswell Ride object to the proposal stating that the window overlooking their property should be frosted glass. | | |
| Consultees and responses | <ul style="list-style-type: none"> Northaw & Cuffley Parish Council - The Parish Council's observation is that the side window in the rear extension should be obscured glass. | | |
| 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 <input checked="" type="checkbox"/> Supplementary Design Guidance <input checked="" type="checkbox"/> Supplementary Parking Guidance <input checked="" type="checkbox"/> Interim Policy for car parking and garage sizes Others | | | |
| Main Issues | | | |

Is the development within a conservation area?

Yes No

Would the significance of the designated heritage asset be conserved or enhanced?

Yes No

Comment (if applicable):

Would the development reflect the character of the area?

Yes No

Comment (if applicable):

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. Policy GBSP2 requires that 'within specified settlements development will be limited to that which is compatible with the maintenance and enhancement of their character'. The Welwyn Hatfield District Plan Supplementary Design Guidance (SDG) supplements the policies contained in the District Plan.

The application seeks planning permission for the erection of single storey rear flat roofed extension.

The proposed extension would be located to the rear of the host dwelling, and although the extension would be visible within the streetscene due the extension being slightly higher than the garage which is located to the side of the dwelling, the size and design would not be an over prominent feature being a 3.1m single storey extension and set back from the highway. As such would not be a detrimental feature within the streetscene.

The proposed extension being single storey would be subordinate to the host dwelling. The proposed materials are to match the existing dwelling and so on balance, it is considered that the design would relate well to the host dwelling and it follows that there is no conflict with Policies GBSP2, D1 and D2 of the adopted Welwyn Hatfield District Plan 2005 insofar as these seek to ensure that development is designed to a high quality, respects local character and context and is compatible with the character of Welwyn Garden City. The proposal further complies with the National Planning Policy Framework in terms of design.

Yes No N/A

Comment (if applicable):

Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)

Yes No N/A

Comment (if applicable) Policies D1 and the Supplementary Design Guidance aim to preserve neighbouring amenity. Furthermore, guidance in paragraph 17 of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupiers of land and buildings. With regard to the impact on the amenity of adjoining neighbours, Policy D1 and the SDG states that any extension should not cause loss of light or appear unduly dominant from an adjoining property and should not result in undue overlooking of a neighbouring property or result in a loss of privacy.

The neighbouring properties that the development would likely effect would be Nos 19 and 23 Kingswell Ride. This property is attached to the host dwelling. It is not considered that the proposed development being single storey would result in a detrimental impact on the residential amenity of this neighbouring occupier in terms of loss of light, appearing unduly dominant.

A neighbour representation has been received requesting the window within the side elevation is installed using obscure glazing.

The land levels between the site and neighbouring properties vary, so there is a possibility that there will be some degree of overlooking. To overcome this, a condition will be imposed.

Overall, it is considered that the living conditions of the adjoining occupiers are maintained to an acceptable level in accordance Policy D1 Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable): The development would create an extra bedroom, however the site provides enough parking to accommodate this.

Any other issues | N/A

Conclusion

The proposed development would have an acceptable impact on the character and appearance of the existing property, its site and the surrounding area and the proposal would not result in any significantly detrimental impacts on the living conditions of neighbouring occupiers. The proposal is therefore acceptable and is in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guide and the National Planning Policy Framework.

Conditions:

1. The brickwork, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations must match the existing dwelling 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 ground floor window within the side elevation of the proposed 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 |
|--------------------------|------------------------|-----------------------------------|----------------------|
| DRG 138-17P Sheet 3 of 5 | | Existing Ground Floor & Roof Plan | 20 November 2017 |
| DRG 138 - | | Proposed Elevations | 20 November 2017 |

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|---|--------------------------------------|------------------|
| 17P Sheet 5 of 5 DRG 138 - 17P Sheet 4 of 5 | Proposed Ground Floor & Roof Plan | 20 November 2017 |
| DRG 138 - 17P Sheet 2 of 5 | Existing Elevations & Block Plan | 20 November 2017 |
| DRG 138 - 17P Sheet 1 of 5 | Site Location Plan | 20 November 2017 |
| DRG 138 - 17BR sheet 6 of 8 | Part Section at Y Scale | 20 November 2017 |
| DRG 138 - 17BR sheet 7 of 8 | Part Section at X Scale | 20 November 2017 |
| DRG 138 - 17BR sheet 8 of 8 | Specification | 20 November 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).

Determined By:

Mr Michael Robinson
4 December 2017