

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

DELEGATED APPLICATION

Application No: 6/2018/1274/HOUSE
Location: 16 Daffodil Close Hatfield AL10 9FF
Proposal: Erection of a two storey rear extension and conversion of garage into a habitable room.
Officer: Mr Richard Sakyi

Recommendation: Granted

6/2018/1274/HOUSE

| Context | |
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| Site and Application description | <p>The application property is a two-storey detached property with integral garage situated on the south side of Daffodil Close, which is a cul-de-sac. It is a modern property probably constructed in the early 2000 with red brick and interlocking concrete roof tiles. The area is characterised by modern detached dwellings with open-plan frontages with regular building lines at the front and rear from number 14 to 20 Daffodil Close.</p> <p>The application is a re-submission of previous application reference 6/2018/0020/HOUSE refused on 14 March 2018 for the following reason(s):</p> <p><i>The proposal by virtue of the loss of the existing garage parking space would result in the loss of one off street parking space for the dwelling resulting in a deficit of parking for this dwelling. The proposal would increase the pressure for on road parking and would not be compatible with the maintenance and enhancement of the character of this residential development and accordingly fail to provide a high standard of design. Furthermore, the applicant has failed to demonstrate sufficient justification to the satisfaction of the Local Planning Authority that would outweigh this harm. The proposal is therefore contrary to the National Planning Policy Framework and saved Policies D1, D2 and M14 of the Welwyn Hatfield District Plan 2005 the Welwyn Hatfield District Plan, the Supplementary Planning Guidance for Parking Standards 2004 and the Council's Interim Policy for Car Parking Standards.</i></p> |
| Constraints (as defined within WHDP 2005) | <p>AAS - Area of Archaeological Significance : - Distance: 0 GB - Greenbelt - Distance: 34.46 PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield Villages - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 HAT - Hatfield Aerodrome - Distance: 0</p> |
| Relevant planning history | <p>Application Number: 6/2018/0020/HOUSE Decision: Refused Decision Date: 14 March 2018 Proposal: Erection of a two storey rear extension and conversion of garage into a habitable room</p> |

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| | <p>Application Number: S6/2002/0967/FP Decision: Granted Decision Date: 04 October 2002 Proposal: Erection of 46 dwellings (amendments to planning approval ref. S6/1999/971/FP)</p> <p>Application Number: S6/1999/0971/FP Decision: Approval Subject to s106 Decision Date: 30 June 2000 Proposal: Erection of 144 houses and 26 flats with associated access roads, garages, parking areas and public open spaces, cycleway and footways</p> | | |
| Consultations | | | |
| Neighbour representations | Support: 0 | Object: 0 | Other: 0 |
| Publicity | Neighbour notification letters | | |
| Summary of neighbour responses | None received | | |
| Consultees and responses | <p>Hatfield Town Council – commented that the proposal by virtue of the loss of the existing garage parking space would result in the loss of one off street parking space for the dwelling resulting in a deficit of parking for this dwelling. The proposal would increase the pressure for on road parking and would not be compatible with the maintenance and enhancement of the character of this residential development and accordingly fail to provide a high standard of design.</p> <p>Hertfordshire Transport Programmes & Strategy – No objection</p> <p>Hertfordshire County Council Historic Environment Advisor – No objection</p> | | |
| 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 <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 | | | |
| <u>Draft Local Plan Proposed Submission August 2016</u> SP4 Transport and Travel SP9 Place Making and High Quality Design SADM2 Highway Network and Safety SADM11 Amenity and Layout SADM12 Parking, Servicing and Refuse | | | |
| Main Issues | | | |
| Design (form, size, scale, siting) and Character (appearance within the streetscene) | <p>The design, size and siting of the proposed two-storey rear extension is considered acceptable. This was also considered acceptable in the previous application and did not form part of the reason(s) for refusal. The external dimensions are identical with matching external materials to reflect those of the existing.</p> <p>It is therefore considered that the proposed development would not have any significant adverse impact on the character of the area.</p> | | |
| Impact on neighbours | The proposed conversion of the garage to habitable accommodation is considered acceptable and would not have any impact on the neighbouring properties by virtue of its location, size and use. The proposed two-storey rear | | |

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| | <p>extension would project beyond the rear walls of the adjoining properties however by reason of its orientation, size and siting, there would be no significant adverse impact on the present level of amenity enjoyed by these occupants to warrant the refusal of planning permission.</p> <p>Number 18 and 14 Daffodil Close both have rear conservatories in place however it is not considered that the proposed rear extension would have any adverse impact in terms of loss of light, overbearing of or loss of outlook to warrant the refusal of planning permission.</p> |
| <p>Access, car parking and highway considerations</p> | <p>The previous application was refused on the grounds that the proposal would lead to the loss of one off street parking space as a result of the loss of the use of the existing garage, which in turn would increase the pressure for on road parking incompatible with the character of the area.</p> <p>The dwellinghouse, as originally designed, has a provision of three car parking spaces - one single space within the garage and two parking spaces on the hardstanding in front of the garage which is an integral part of the design of this development.</p> <p>The current proposal as amended would now retain the amount of parking spaces (3 no.) within the forecourt area of this four bedroom dwelling and as such considered acceptable. The loss of the use of the existing garage would be offset by the provision of additional parking space within the site. It is recommended that a condition be imposed to ensure that the additional car parking space is laid out as depicted on the submitted plan to ensure adequate parking provision within the site.</p> <p>The proposal is therefore acceptable and complies with Policies D1, D2 and M14 of the Welwyn Hatfield District Plan 2005. It is further considered that the proposals have now overcome the previous reason for refusal as assessed under application reference 18/0020/HOUSE.</p> |
| <p>Landscaping Issues</p> | <p>Local Plan Policy D8 requires landscaping to form an integral part of the overall design, and in this respect the high quality design required by Policy D1 and D2 would again be relevant. Landscaping is important in order to protect and maintain, or ideally enhance, the existing character of the area and to reduce the visual and environmental impacts of the development. It is important that an appropriate balance between hard and soft landscaping is maintained and the Council will aim to ensure that a proportion of the site frontage is retained as landscaped 'greenery' to reduce the visual prominence of hard surfacing and parked vehicles.</p> <p>In this case, the proposed additional parking space would result in an increase in the amount of hardstanding to the front of the site and the loss of a small but valuable area of soft landscaping. Increased levels of hardstanding to accommodate car parking can degrade the quality, character and appearance of an area. Also, no details have been provide in terms of how surface water would drain from the extended parking area. To reduce surface water run-off the parking area should be a laid with a permeable surface, or alternatively drain to a soft landscaped area.</p> <p>No landscaping details have been provided, therefore, it would be reasonable to attach a planning condition requiring a detailed landscaping scheme to be submitted and approved by the Local Planning Authority in order to reduce the visual and environmental impacts of the development. A landscaping scheme</p> |

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| | <p>would include:</p> <ul style="list-style-type: none"> • hard surfacing and other hard landscape features and materials; • planting plans including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing. |
| <p>Conclusion</p> | |
| <p>Subject to planning conditions regarding materials and landscaping, it is concluded that the proposed development would not conflict with Policies D1, D2 and M14 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2012 and therefore it is recommended that planning permission be granted.</p> | |

Conditions:

1. The area set aside for car parking shall be laid out and surfaced in accordance with a scheme which has been submitted to and agreed in writing by the Local Planning Authority before the extension hereby permitted is first brought into use and shall be retained permanently thereafter for the free parking of vehicles for residents/occupiers of the development permitted and shall not be used for any other purpose.

REASON: To ensure that the spaces are provided in the interests of highway safety and the character and appearance of the area in accordance with the National Planning Policy Framework and Policies D1, D2 and M14 of the Welwyn Hatfield District Plan 2005.

2. No development shall take place until full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

The landscaping details to be submitted shall include:

(b) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing

(c) hard surfacing, other hard landscape features and materials

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policies GBSP2, D1, D2 and D8 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2012.

3. All agreed landscaping comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development, or in agreed phases whichever is the sooner: and any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards 8545: 2014.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policies

GBSP2, D1, D2 and D8 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

DRAWING NUMBERS

4. 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 |
|--------------------|------------------------|-----------------------------|----------------------|
| 1775-01 | D | Existing and Proposed Plans | 14 May 2018 |

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 Mark Peacock
9 July 2018