

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

DELEGATED APPLICATION

Application No: 6/2019/0333/HOUSE
Location: 4 Daisy Drive Hatfield AL10 9FR
Proposal: Retention for installation of rear dormer and front skylights to facilitate conversion of loft to habitable space
Officer: Ms Lucy Hale

Recommendation: Granted

6/2019/0333/HOUSE

Context	
Site and Application description	<p>The site consists of a two storey detached dwelling which is located on the South west side of Daisy Drive within Hatfield Garden Village. The surrounding area and street scene are residential in character and contain a mix of dwellings in respect of both size and appearance.</p> <p>The application seeks planning permission for the erection of a rear dormer and front roof lights to facilitate a loft conversion. Planning permission is required as permitted development rights have been removed by way of condition 15 attached to the original planning decision for the residential site reference S6/2001/1338/FP planning permission is required. Works have started on-site.</p>
Constraints (as defined within WHDP 2005)	<p>PAR - PARISH (HATFIELD) Wards - Hatfield Villages A4HD - Article 4 HMO Direction HAT - Hatfield Aerodrome</p>
Relevant planning history	<p><u>Enforcement</u> Application Number: ENF/2019/0018 Decision: Decision Date: Proposal: Dormer erected without planning permission</p> <p><u>Planning</u> Application Number: S6/2001/1338/FP Decision: Approval Subject to s106 Decision Date: 22 April 2002 Proposal: Residential development comprising of 200 dwellings, new road, cycle ways, footpaths, landscaping and public open space. (revisions to planning permissions S6/1999/0884/FP and S6/2001/0577/FP)</p> <p>Application Number: S6/2003/0105/FP Decision: Granted Decision Date: 25 March 2003 Proposal: Erection of rear conservatory</p>

	Application Number: S6/2011/0178/FP Decision: Refused Decision Date: 07 April 2011 Proposal: Erection of first floor front extension and single storey front and side extension Application Number: S6/2013/0902/FP Decision: Granted Decision Date: 03 July 2013 Proposal: Erection of single storey rear extension		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 6 March 2019 Site Notice Expiry Date: 27 March 2019		
Summary of neighbour responses	None		
Consultees and responses	None		
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			
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 preserved or enhanced?			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			
Comment (if applicable):			
Would the development reflect the character of the area?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Comment (if applicable): The application seeks planning permission for a rear dormer. Amendments were received during the process of the application and the dormer window has been substantially reduced in size. The proposed dormer would measure approximately 4.4 metres wide, set in 1.3 metres from either flank boundary and would be set down from the ridge height of the existing dwelling. The proposed dormer would be contained within the roof slope and would appear subservient to the roof of the dwelling. The fenestration would be in proportion and matching detail to those existing. The proposed vertically hung plain tiles to match the garage roof tiles would ensure the dormer reflective of the character and appearance of the existing dwelling. Taking into account the above, it is considered that the dormer follows the guidance set out in part 5.2 vi) of the SDG.			
Turning to the design, whilst two smaller pitched roofs would have been preferable given the examples of pitched roof dormers and features within the immediate area, it is noted that there are			

examples of flat roof dormers which have been granted in close proximity to the site and are visible from public vantage points.

The rear of the dwelling is largely screened from public vantage points as a result of adjoining a car parking courtyard that serves the residential accommodation fronting Hatfield Avenue to the south of the site and the residential properties to the west located at the junction of Hatfield Avenue and Campion Road. Given its location and distance from public vantage points, views would be minimal and as a result of the varying heights and form of the surrounding properties, the dormer would not appear excessive or unduly dominant. Overall, the proposed dormer would respect the character and appearance of the dwelling and surrounding area.

In addition, three front roof lights are proposed. The roof lights would be modest in scale and would respect the character and appearance of the dwelling and surrounding area.

Would the development reflect the character of the dwelling?

Yes No N/A

Comment (if applicable): see above.

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

Yes No N/A

Comment (if applicable): No objections have been received. The dormer would have windows to the rear which would result in an overlooking towards No.161 Campion Road, however, the extent of overlooking would be consistent with a neighbouring relationship generally expected between residential properties and comparable to the views from the existing first floor windows.

The proposal is not considered to result in detrimental harm to the living conditions of either neighbouring occupier in terms of loss of light, overbearing impact or loss of privacy.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable): The floor plans indicate the existing dwelling benefits from 3 bedrooms with an upstairs study. An additional bedroom is proposed in the loft labelled as a guest room which would result in a 4-bedroom dwelling. It is noted that this property was originally designed with 4 bedrooms.

In line with the SPG, a 4 or more bedroom dwelling in this location requires three on site car parking spaces. It should be noted that the property was originally constructed to benefit from one off street parking space in front of the garage. The area of hardstanding within the front garden has been extended and a block plan has been submitted to indicate that three cars can park on the frontage, alongside the existing garage. It is debatable as to whether three cars could realistically park on the frontage as a result of the size of the indicated spaces, the existing side boundary landscaping and to adequately access to the property. However at least one additional space exists on the frontage above that given over to the site when the residential development was first built and there is no further requirement for additional car parking provision for the development. No objections are raised in regard to on-site car parking provision.

Any other issues

None

Conclusion

The proposed development would have an acceptable impact on the character and appearance of the existing dwelling and the surrounding area, and it would not result in any significantly detrimental impacts on the living conditions of the neighbouring occupiers. The proposal is therefore considered acceptable and is in accordance with all relevant local and national planning policy.

DRAWING NUMBERS

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
170 PI02		Existing Floor Plans	13 February 2019
170 PI04C		Proposed Floor Plans	4 April 2019
170 PI05C		Proposed Elevations	4 April 2019
170 PI03		Existing Elevations	13 February 2019
170 PI01		Location and Site Plans	13 February 2019

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 paragraph 38 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.
2. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.
3. The applicant is advised to take account the provisions of The Party Wall Act 1996 insofar as the carrying out of development affecting or in close proximity to a shared boundary.

Determined By:

Mr Mark Peacock
10 April 2019