

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

**DELEGATED APPLICATION**

**Application No:** 6/2020/0195/HOUSE  
**Location:** 89 Lemsford Road, Hatfield, AL10 0DZ  
**Proposal:** Erection of single storey side and rear extension  
**Officer:** Mr David Elmore

**Recommendation:** Refused

6/2020/0195/HOUSE

<b>Context</b>	
<b>Site and Application description</b>	The application site comprises a two-storey semi-detached dwelling within an established residential area in Hatfield.  Planning permission is sought for the erection of a single storey side and rear extension.
<b>Constraints (as defined within WHDP 2005)</b>	PAR - PARISH (HATFIELD) - Distance: 0 ROW - FOOTPATH (HATFIELD 011) - Distance: 37.06 Wards - Hatfield Central - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 HHAA - Hatfield Heritage Assessment Area(Hatfield New Town) - Distance: 0
<b>Relevant planning history</b>	Application Number: S6/1996/0136/FP Decision: Granted Decision Date: 09 April 1996 Proposal: Erection of a single storey side extension to form garage. (Revisions to planning permission granted S6/0623/95)  Application Number: S6/1995/0623/FP Decision: Granted Decision Date: 25 September 1995 Proposal: Erection of single lean to garage to side of house  Application Number: S6/1979/0075/ Decision: Granted Decision Date: 02 March 1979 Proposal: Ground floor rear extension, front porch and detached garage
<b>Consultations</b>	
<b>Neighbour representations</b>	Support: 0      Object: 0      Other: 0
<b>Publicity</b>	Site Notice Display Date: 5 March 2020 Site Notice Expiry Date: 26 March 2020
<b>Summary of neighbour</b>	No representations received

<b>responses</b>	
<b>Consultees and responses</b>	No representations received
<b>Relevant Policies</b>	
NPPF D1 D2 GBSP1 GBSP2 M14 Supplementary Design Guidance (SDG) Supplementary Parking Guidance Interim Policy for car parking and garage sizes	
<b>Main Issues</b>	
<b>Design (form, size, scale, siting) and Character (appearance within the streetscene)</b>	<p>Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 respectively require high quality design in all new development and for proposals to respect and relate to the character and context of their location, maintaining and where possible enhancing the character of the existing area. These policies are expanded upon in the Council's SDG which emphasises that extensions should complement and reflect the design and character of the dwelling and be subordinate in scale.</p> <p>The NPPF in particular advocates high quality design and that permission should be refused for development of poor design which fails to take the opportunities available for improving the character and quality of an area the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.</p> <p>The subject dwelling is semi-detached with an outer hipped roof. This dwelling has been enlarged through a single storey side garage with a flat roof and dummy pitch and a single storey flat roof rear extension with a flat roof. These elements would be retained.</p> <p>The proposal would extend beyond the rear wall of the garage, wrap-around the full existing rear extension and have a flat roof to match these existing extensions. The rear extension would span the full width of the plot and have a depth of 6 metres beyond the original rear wall (in part when combined with the existing 3.3 metre deep rear extension).</p> <p>The width and depth of the proposed rear extension would be significant. Together with the large expanse of flat roof, it is considered that the development would fail to complement and reflect the design and character of the dwelling and therefore represent a poor standard of design in conflict with Policy D1 of the District Plan, the SDG and NPPF</p> <p>The impact of the development on the area's character would be limited as the development would not be witnessed from the street-scene or public vantage points. However a lack of harm in this respect would not outweigh the poor standard of design identified.</p>
<b>Impact on neighbours</b>	<p>District Plan Policy D1, in conjunction with the SDG outlines that development will be required to provide a good standard of amenity for buildings and external open spaces. The SDG in particular states that extensions should not cause loss of light or be unduly dominant from adjoining properties, as a result of either length of projection, the height or proximity of the extension.</p> <p><u>87 Lemsford Road</u></p> <p>This property forms the semi-pair with the subject dwelling. The existing rear extension is built adjacent to the shared boundary with this neighbouring property, extends 3.3 metres beyond its rear wall and has a height of 2.9 metres. The proposal would increase this depth to 6 metres adjacent the</p>

	<p>shared boundary and the 2.9 metre height would be continued.</p> <p>It is considered that the proposed rear extension, by virtue of its depth, height and proximity to the shared boundary, would appear unduly dominant from the ground floor rear habitable window of this property. Harm to the living conditions of its occupier(s) would result. The development would not result in any adverse loss of sunlight or daylight to habitable rooms or the private rear garden given its positioning to the north of number 87.</p> <p><u>91 Lemsford Road</u></p> <p>This property is located to the immediate north of the application site. The proposed rear extension would be sited adjacent to its shared boundary and extend 6 metres beyond its rear wall.</p> <p>The main rear wall of this property comprising the nearest ground floor habitable windows is separated from the shared boundary by an approximate 2.2 metre wide single storey side projection. Notwithstanding this, it is considered that the proposed rear extension, by virtue of its depth, height, proximity to the shared boundary, would appear unduly dominant from this nearest ground floor habitable window. Furthermore, given the positioning of number 91 to the immediate north, it is considered that there would also be an adverse loss of sunlight to the nearest ground floor habitable window and rear garden area close to the rear wall of this neighbouring property. Harm to the living conditions of its occupier(s) would result.</p> <p>All other neighbouring properties are considered to be sufficiently separated from the site and would not be adversely affected by the development proposal.</p>
<b>Car parking</b>	<p>The proposed floor plans show an additional bedroom at ground floor level thereby increasing the size of the dwelling to a 4-bed. The Council's SPG requires 4-bed dwellings to have a guideline figure of 3 on-site car parking spaces. The front driveway of this dwelling can accommodate the parking of 3 cars - as witnessed at the time of the site visit. There is also unrestricted parking available on nearby roads. As such, it is considered that the proposal is acceptable in parking terms.</p>
<b>Conclusion</b>	
<p>The proposed development, by virtue of its depth, width and extensive flat roof, would fail to complement and reflect the design and character of the dwelling. The proposal would therefore represent a poor standard of design in conflict with Policy D1 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 and the National Planning Policy Framework.</p> <p>The proposed rear extension, by virtue of its depth, height and location, would be unduly dominant from the nearest ground floor habitable window of number 87 Lemsford Road and number 91 Lemsford Road. For the same reasons, the proposed rear extension would also result in adverse loss of sunlight to the nearest ground floor habitable window of 91 Lemsford Road and private rear garden area immediately beyond the rear wall of this neighbouring property. Harm to the living conditions of the occupiers of these neighbouring properties would result, in conflict with Policy D1 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 and the National Planning Policy Framework.</p>	

**Reasons for Refusal:**

1. The proposed development, by virtue of its depth, width and extensive flat roof, would fail to complement and reflect the design and character of the dwelling. The proposal would therefore represent a poor standard of design in conflict with Policy

D1 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 and the National Planning Policy Framework.

2. The proposed rear extension, by virtue of its depth, height and location, would be unduly dominant from the nearest ground floor habitable window of number 87 Lemsford Road and number 91 Lemsford Road. For the same reasons, the proposed rear extension would also result in adverse loss of sunlight to the nearest ground floor habitable window of 91 Lemsford Road and private rear garden area immediately beyond the rear wall of this neighbouring property. Harm to the living conditions of the occupiers of these neighbouring properties would result, in conflict with Policy D1 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 and the National Planning Policy Framework.

#### REFUSED DRAWING NUMBERS

3.

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
102		Proposed Ground Floor Plan	24 February 2020
104		Existing & Proposed Side & Rear Elevations	24 February 2020
101		Existing Ground Floor Plan	24 February 2020
103		Proposed Block Plan	13 February 2020
TQRQM193 651849377 65		Location Plan	27 January 2020

#### 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).

#### **Determined By:**

Mr William Myers  
17 April 2020