

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

DELEGATED APPLICATION

Application No: 6/2020/1708/HOUSE
Location: 93 Bramble Road Hatfield AL10 9SB
Proposal: Erection of part single, part two storey side and rear extension, erection of front porch, conversion of existing and proposed roof spaces to facilitate a rear dormer and roof light. Re-tiling of roof and demolition of existing garage and workshop.
Officer: Mr Raymond Lee

Recommendation: Granted

6/2020/1708/HOUSE

Context	
Site and Application description	<p>The application site is located to the south of Bramble Road. The site comprises of a two storey semi-detached dwellinghouse with a detached garage/workshop to side located on an irregular triangular shaped plot. The application site borders onto the Green Belt to the rear.</p> <p>This part of Bramble Road comprises a mixture of detached and semi-detached dwellings of a similar age and style. A number of dwellings feature both two storey and first floor extensions and the external detailing of the properties vary along the street.</p> <p>Planning permission is sought for the erection of a part single, part two storey side and rear extension, erection of front porch, conversion of existing and proposed roof spaces to facilitate a rear dormer and roof light. Re-tiling of roof and demolition of existing garage and workshop.</p> <p>Both planning permission and pre-application advice was initially submitted for the proposed development. Following the pre-app advice given, the original planning application was withdrawn and the proposal subsequently amended to incorporate hipped roof designs, reduction in ridge heights and widths of the rear extension and box dormer as per the Officers recommendation.</p>
Constraints (as defined within WHDP 2005)	<p>GB - Greenbelt - Distance: 0 LCA - Landscape Character Area (Colney Heath Farmland) - Distance: 0 PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield Villages - Distance: 0 WCCF - Watling Chase Community Forest - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 HHAA - Hatfield Heritage Assessment Area(Wilkin's Green) - Distance: 0</p>
Relevant planning history	<p>Application Number: E6/1952/0671/ Decision: Granted Decision Date: 18 September 1958 Proposal: Garage and store.</p> <p>Application Number: 6/2020/1241/HOUSE Decision: Withdrawn</p>

	Decision Date: 10 July 2020 Proposal: Erection of part single, part two storey side and rear extension, erection of front porch, conversion of existing and proposed roof spaces to facilitate a rear dormer and roof light. Demolition of existing garage and workshop.		
Consultations			
Neighbour representations	Support: 0	Object: 4	Other: 0
Publicity	Neighbour notification letters Site Notice Display Date: 7 August 2020 Site Notice Expiry Date: 28 August 2020		
Summary of neighbour responses	<p>95 Bramble Road</p> <ul style="list-style-type: none"> - Property will be oversized and totally not in keeping with other houses in near proximity. - Garden will be overlooked - The 2nd storey extension is not in keeping - The 2nd/3rd floor will effect light to garden - The dormer is excessive and will be out of character to other surrounding premises - Loss of view from garden <p>97 Bramble Road</p> <ul style="list-style-type: none"> - The design is out of keeping with adjacent properties, proposal is overbearing, the first and second floor proposals are overbearing - The proposed depth of the rear extension is excessive and will block light to adjacent properties - The proposed rear extensions would have a negative impact on the character and appearance of adjacent properties - The proposed rear extensions and balconies at first floor level will have detrimental effect on privacy to adjacent properties. Balconies would face my rear garden limiting privacy and preventing use of rear garden - Three large trees in the rear garden appear to be proposed to be cut down causing an environmental impact and loss of habitat to birdlife. Trees to the rear of the street is part of the character to this location - Insufficient parking. <p>99 Bramble Road</p> <ul style="list-style-type: none"> - Development oversized and over powering. The last 4 houses on bramble road all sit on a curve and with this extension planned it will overlook and intrude on mine and 3 other houses gardens. - Proposal will make the property too big for the road and not stay in keeping with the street <p>101 Bramble Road</p> <ul style="list-style-type: none"> - Overlooking from the first floor extension coming out four metres. - Appears overbearing and out of character. - No mention of extra parking for this size of build. 		

Consultees and responses	Hatfield Town Council – There is no indication of how many additional parking spaces will be created following the loss of the garage. The bulk and mass of the extensions is overdevelopment of the site and the flow of the design of the extensions is incongruous. There is potential overlooking from the first floor.
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 2016:</u> SP1 Delivering Sustainable Development SP9 Place Making and High Quality Design 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):	
<p>Local Plan Policies D1 and D2 aim to ensure a high quality of design and to ensure that development respects and relates to the character and context of the locality, maintaining and where possible enhancing the character of the existing area. Policy GBSP2 echoes Policy D2 in requiring development in such locations to be compatible with the maintenance and enhancement of the character of the area in which they are sited. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG) which requires the impact of a development to be assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing building and area. These objectives are broadly consistent with the Policy SP9 (Place making and High Quality Design) of the Council's Emerging Local Plan 2016 and the aims of the NPPF which considers that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve.</p>	
<p>Whilst cumulatively the proposed extensions are substantial in size and scale compared to the original building, it is important to note that numerous dwellings in the immediate locality have been extended in a similar fashion to the proposed development. Examples include numbers: 3, 5, 8, 44, 56, 58, 66, 95, 97, 111 & 113 Bramble Road. As such character of the street has evolved over time where sizeable extensions are commonplace.</p>	
<p>The two storey side extension would step back marginally from the front building line and the follow the existing hipped roof design. This element would also be set in from the common boundary at first floor level and above by 3.5 metres at the front and a minimum of 1 metre at the narrowest point, which is in line with the Council's SDG and in keeping with other side extensions in the area.</p>	
<p>The two storey rear extension would have a hipped roof and is appropriately set down from the main ridge and its depth at 4 metres is just over half the depth of the original house. Furthermore, this part of the scheme would be suitably set in from the party wall with No. 95 Bramble Road at first floor by approximately 2.5 metres to aid in reducing the bulk and massing of the extension at first floor level,</p>	

resulting in an addition that would appear subordinate to the rear of the building. The dwelling would retain a large amenity area to the rear as such the resultant dwelling would not appear cramped or contrived within its plot.

The rear box dormer has been set in from the shared boundary by approximately 1 metre as per the adopted guidance and will be lower than the main ridgeline. Whilst the relationship between the rear dormer and roof of the two storey addition is not considered to be of high quality design, it would be largely concealed from the public realm behind the proposed two storey rear and side extension. As such the impact on the street scene is limited. Consideration has also been given to the fact that there are permitted development rights that would allow for development of a similar scale and appearance on the existing building.

The single storey porch extension to the front would appear as a simple and modest addition to the principle elevation with a hipped roof form to match the main property. This part of the proposal would therefore have limited harm to the character of the street scene.

In terms of materials, it is proposed to change the current brown clay roof tiles to grey concrete tiles for both the extensions and main dwelling. Whilst this is a departure from the existing, there is already a significant degree of variation in the colour and style of roof tiles being used in the surrounding area with Nos. 45 and 66 having similar grey concrete tiles. A change from brown to grey tiles would not normally be acceptable for a semi-detached property due to the resulting contrast, however, in this case the resultant dwelling would not appear out of keeping with, or detrimental to, the evolving character of the area. A condition is suggested to ensure the tiles match the existing in terms of their size and do not contrast unacceptably with other tiles in the area. The walls will be finished in render throughout which is in keeping with the original house. The proposed windows will be finished in grey uPVC throughout to replace the existing units which are in white. Again, there are other examples of grey windows in the area so this would be acceptable in this case. Subject to sample of materials being submitted and approved prior to development above ground level, the proposal is considered to be acceptable.

Having regard to the above, subject to the suggested condition, it is considered that the proposed development would, on balance, represent an acceptable standard of design which maintains the character and appearance of the host dwelling and the area in accordance with Policies D1 and D2 of the District Plan, the Council's SDG, Policy SP9 of the Emerging Local Plan and the NPPF.

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):

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 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. Also extensions should be designed, orientated and positioned in such a way to minimise overlooking between dwellings.

The main properties which may be affected by the proposal are the two immediate neighbouring properties, Nos. 91 and 95 Bramble Road. As the building line to the north-west follows the curvature of the road, there were concerns also raised by Nos. 97-101 in terms of outlook and privacy which will be discussed below. The other nearby properties are considered to be sufficiently removed from the application site to avoid being directly impacted by the proposed extensions.

No. 91 Bramble Road

This neighbour adjoins the application site to the south-east. The proposal would not project significantly past their rear building line and there are no side facing windows affected by the additional built form. As a result of the siting, separation distance and orientation, it is not considered that the proposal would result in a detrimental impact on the neighbouring occupiers in regard to loss of light and overbearing impact. In terms of privacy, the side facing window on the first floor is to serve an en suite bathroom which is annotated to be obscure glazed on the plans. This can be secured through planning condition in the event of an approval.

No. 95 Bramble Road

This neighbour is located immediately to the north-west of the application site. As a result of the orientation of the rear extension, the hipped roof proposed and its distance to the common boundary at 2.5 metres, the levels of daylight/sunlight received by this neighbour at their main amenity areas would not be significantly affected. The extension is shown to pass the 45 degree light test on both plan and elevation for their first floor bedroom window. Similarly the proposals would not appear unduly dominant from their main amenity areas as the extension would project no further than their rear building line and the first floor element of the scheme has been hipped and set away from their boundary. In terms of privacy, there are two bedroom windows on the existing building that already have an outlook onto their garden. It is considered that the proposed rearward facing openings would not afford any significant views over and above that of the existing units to warrant a refusal. The proposed Juliet balcony by design does not afford a stepping platform therefore it does not raise any additional concerns relating to privacy than if windows were proposed at the same location.

No. 97 Bramble Road

This neighbour is located approximately 10 metres away to the west of the application site separated by the property at No. 95. There will be no direct overlooking afforded by the proposed first and second floor openings as they would face their garden at an oblique angle which is similar to the existing situation. With regards to the impact on light, as the proposed rear extension is due east of their garden, the impact on the amount of sunlight received as the sun moves from east to west would be very minimal and limited to the early parts of the day.

Nos. 99 and 101 Bramble Road

These neighbours would be approximately 20 and 30 metres away from the application site respectively and whilst the development would be visible from the rear garden areas of these properties, due to the separation distances involved, there is not considered to be any direct impact upon their amenity.

Overall, it is considered that the proposal would not significantly harm the living conditions of occupiers of any neighbouring property to warrant a refusal.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

Paragraph 39 of the NPPF states that if setting local parking standards authorities should take into account the accessibility of the development, the type, mix and use of the development, availability of public transport; local car ownership levels and the overall need to reduce the use of high emission vehicles. Saved Policy M14 of the District Plan and the SPG use maximum standards and are not consistent with the NPPF and are therefore afforded less weight. In light of the above, the Council have produced an interim Policy for Car Parking Standards that states that parking provision will be assessed on a case by case basis and the existing maximum parking standards within the SPG should be taken as guidance only.

The property would increase in size from a 3-bed to a 4-bed as a result of the extensions. The Council's SPG (now treated as guidelines) requires dwellings with 4 or more bedrooms to provide 3 off-street parking spaces. Although no details have been shown on the plans, the applicant states in the form that it is proposed for block pavers to front garden to provide additional off street parking. The size of the frontage is large enough to accommodate the parking of 3 cars and so the proposal is acceptable in this respect. Furthermore, the application site is located within a reasonable walking distance of some services and facilities, as well as employment opportunities and public transport links. There is also the on-street parking available in the area during off peak hours where parking control exists between 1-3pm at term times. As such there is not considered to be any detrimental harm upon highway safety in this case.

Any other issues

Tree impact

The application form confirms that no trees will be removed or pruned to carry out the proposal. The trees at the rear garden are not protected under a tree preservation order and would be approximately 8 metres away from the proposed extension. As such there is not considered to be any detrimental impact.

Conclusion

Having regard to the above, subject to condition, the proposed development is considered to have an acceptable impact on the character and appearance of the existing property, its site and the surrounding area. It 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.

The application is therefore recommended for approval.

Conditions:

1. No development above ground level in any phase of the development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.

2. The side facing en suite bathroom window on the south-east elevation of the development hereby approved must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall be retained in that form thereafter.

REASON: To protect the living conditions of the occupier(s) of 56 Bramble Road in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 (Statement of Council Policy), Policy SADM11 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2019.

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
2003/001		Location Plan	14 July 2020
2003/A/004	B	Existing And Proposed Block Plans	5 August 2020
203/PA/002		Existing Plans And Elevations	14 July 2020
203/PA/003	B	Proposed Plans And Elevations	5 August 2020
203/PA/005	B	Proposed Side Elevation	5 August 2020

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 or legal interest (easements or wayleaves) 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.
4. In addition, and separate to your planning permission, for the majority of schemes, you are required by law to appoint a building regulator who will inspect your property at various stages during the course of your building project. This is to

ensure it is compliant with the Building Regulations and the Building Act 1984.

The checks the building regulator will carry out include, but are not limited to, the structure, foundations, fire precautions and escape routes, electrical and plumbing compliance and other issues such as drainage and insulation. The objective of these checks is to ensure that your building is safe to live in, accessible and environmentally sustainable.

Once all build stages are checked and the works are finished, a Completion Certificate is issued confirming that these objectives have been met. You will also need the Completion Certificate, should you sell the property, as it will confirm to future owners that the work has been carried out in compliance with the Regulations.

As the owner of the property, you are responsible for Building Regulations compliance so we would urge you to decide which regulator to use, as opposed to leaving your builder or architect to make the choice. This is so that you can be sure the building regulator is truly independent and working to protect you from any breach or omission during the works.

Hertfordshire Building Control Limited are a Company wholly owned by eight local authorities in Hertfordshire including Welwyn Hatfield Borough Council. Please contact them on 01438 879990 or at buildingcontrol@hertfordshirebc.co.uk to discuss the process and all that is involved. Or alternatively refer to the Homeowner Information section on their website at www.hertfordshirebc.co.uk

Determined By:

Mr Mark Peacock
8 September 2020