

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

DELEGATED APPLICATION

Application No: 6/2021/1527/HOUSE
Location: 22 Rooks Hill Welwyn Garden City AL8 6ET
Proposal: Erection of part two-storey extension to rear with a garage conversion.
Officer: Mr Raymond Lee

Recommendation: Refused

6/2021/1527/HOUSE

Context			
Site and Application description	<p>The application site comprises of a two storey semi-detached dwellinghouse located to the south of Rooks Hill which is residential in character. The property has a side/ rear garage built up to the western boundary of the site. The property benefits from a deep driveway and generous rear garden. The semi-detached properties in the street are of the same design and all feature flat roofed garages that sit in between the houses and this forms the character of the streetscene.</p> <p>The application seeks planning permission for the erection of two storey, single storey rear extension and alterations.</p>		
Constraints (as defined within WHDP 2005)	<p>CA - Conservation Area: WGC1; - Distance: 0 EM - Estate Management - Distance: 0 Wards - Handside - Distance: 0</p>		
Relevant planning history	<p>Application Number: N6/2011/0366/FP Decision: Granted Decision Date: 27 April 2011 Proposal: Erection of single storey rear extension and extension to garage</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	<p>Site Notice Display Date: 8 June 2021 Site Notice Expiry Date: 29 June 2021 Press Advert Display Date: 2 June 2021 Press Advert Expiry Date: 23 June 2021 Neighbour notification letters.</p>		
Summary of neighbour responses	<p>1 Rooks Hill – Support: <i>‘There are precedents for this type of extension N6/2013/1923/FP, 6/2015/1903/House & 6/2019/2161/House. With reasonable conditions on brickwork, windows etc. it will not have a detrimental impact on its setting and streetscene. It will sustain and enhance this part of the area. For</i></p>		

	<i>these reasons I support the application'.</i>
Consultees and responses	Conservation Officer – Objection.
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 type="checkbox"/> Supplementary Parking Guidance <input type="checkbox"/> Interim Policy for car parking and garage sizes	
<u>Draft Local Plan Proposed Submission 2016:</u> SP9 Place making and High Quality Design SADM11 Amenity and Layout SADM15 Heritage	
Main Issues	
Design (form, size, scale, siting) and Character (appearance within the streetscene)	<p>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.</p> <p>Section 72 of the Listed Buildings and Conservations Areas Act (1990) states that ‘special attention shall be paid to the desirability of preserving or enhancing the character or the appearance of that area’.</p> <p>The proposal involves the removal of the existing garage structure and the erection of a single storey rear/side extension that attached to the existing rear extension of the property. The scheme also includes the erection of a circa 3.65m deep first floor rear extension that is stepped approximately 0.6m down from the main ridgeline and set around 1.85m from the common boundary with No. 24 at first floor level.</p> <p>In this case, there are no objections to the proposed rear extensions as they are considered to be sympathetically designed and are of a subservient appearance. There would also be limited views of this part of the scheme from public vantage points therefore it would have an acceptable impact upon the character of the area.</p> <p>Whilst the principle of converting the garage and its linking to the main house is deemed acceptable, in this instance the proposed side extension will see the harmful alteration of the street scene through the loss of the existing flat roof garage which is a characteristic feature of this row of semi-detached properties and will result in noticeable gap in the built form that breaks the symmetry currently witnessed from the street. Whilst the garages of Nos. 22 and 26 are not physically attached or uniform in appearance, nevertheless they largely follow the established pattern of the neighbouring properties and this is reflective of the original layout of the Garden City. It is noted that there are no example of this type of development found on the matching semis on this side of Rooks Hill.</p> <p>Therefore this part of the scheme would be detrimental to the character and</p>

	appearance of the Welwyn Garden City Conservation Area. Whilst the development would result in a lower level of less than substantial harm, there are no public benefits to outweigh the harm. The proposed development is therefore contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Policies SP9 and SADM15 of the Welwyn Hatfield Draft Local Plan 2016, the Welwyn Hatfield Supplementary Design Guidance 2005, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.
Impact on neighbours	It is noted that no neighbour objections have been received. In terms of light, outlook and privacy, the proposed development would be acceptable in regards to impacts upon the amenity of the neighbouring properties in accordance to the National Planning Policy Framework, Policies D1 and D2 of the District Plan 2005 and the SDG 2005.
Access, car parking and highway considerations	The proposed extension would result in the increase of bedroom numbers at the dwelling from three to four. There would however be sufficient parking available at the existing driveway to accommodate at least three parking spaces. As such no objections are raised from a parking and highway safety aspect.
Landscaping Issues	None.
Any other considerations	None.
Conclusion	
Having regard to all of the above, the proposals will lead to the loss of the existing garage that is a characteristic feature of the streetscene and will result in a noticeable gap in the built form that would break the symmetry currently witnessed on the row of matching semis. The design of the proposals would therefore fail to respect and relate to the character of the area. The proposed development would lead to a lower level of less than substantial harm to the character and appearance of the Welwyn Garden City Conservation Area that is not outweighed by any public benefits. The proposed development is therefore contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Policies SP9 and SADM15 of the Welwyn Hatfield Draft Local Plan 2016, the Welwyn Hatfield Supplementary Design Guidance 2005, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. The application is therefore recommended for refusal.	

Reasons for Refusal:

1. The proposed development through its harm to the Conservation Area is contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Policies SP9 and SADM15 of the Welwyn Hatfield Draft Local Plan 2016, the Welwyn Hatfield Supplementary Design Guidance 2005, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
FP.01.03.21		Existing ground floor	17 May 2021

FP.02.03.21	Existing first floor	17 May 2021
FP.03.03.21	Existing roof	17 May 2021
FP.04.03.21	Existing elevations	17 May 2021
FP.05.03.21	Proposed ground floor	17 May 2021
FP.06.03.21	Proposed first floor	17 May 2021
FP.07.03.21	Proposed roof	17 May 2021
FP.08.03.21	Proposed elevations	17 May 2021
FP.09.03.21	Site And Location Plan	17 May 2021

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
2 September 2021