WELWYN HATFIELD BOROUGH COUNCIL

EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE

DELEGATED APPLICATION

**Application No:** 6/2021/2051/EM

**Location:** 159 Parkway Welwyn Garden City AL8 6JA

**Proposal:** Loft conversion

**Officer:** Mr James Homer

# **Recommendation:** Refused

6/2021/2051/EM

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| **Context** | | | | | | |
| **Site and Application description** | No.159 is a two storey mid terrace property located upon the south eastern side of Parkway. The property is set back from and slightly below the highway.  The application seeks Estate Management Scheme consent to construct 2 x rear dormers and 2 x front roof lights to facilitate the conversion of the loft to a habitable space.  Please note that due to the restrictions in place as a result of the Coronavirus pandemic, no site visit was made. However, the case officer was satisfied that the application could be assessed from the observations made from the surrounding streets and using the plans submitted by the applicant. | | | | | |
| **Constraints** | Estate Management Scheme, as defined within the Leasehold Reform Act 1967 | | | | | |
| **Relevant history** | Application Number: 6/2017/2736/EM Decision: Granted  Decision Date: 18 January 2018  Proposal: Erection of single storey rear extension following demolition of existing outbuilding  Application Number: 6/2021/1643/HOUSE Decision: Refused Decision Date: 26 October 2021  Proposal: Construction of 2 x rear dormers and 2 x front roof lights to facilitate the conversion of the loft to a habitable space | | | | | |
| **Notifications** | | | | | | |
| **Neighbour representations** | | Support: 0 | | | Object: 0 | Other: 0 |
| **Summary of neighbour responses** | | | No comments received. | | | |
| **Consultee responses** | | | No comments received. | | | |
| **Relevant Policies** | | | | | | |
| EM1  EM2  EM3  Others | | | | | | |
| **Considerations** | | | | | | | |
| **Design (form, size, scale, siting) and Character (impact upon amenities and values of Garden City)** | | | | | Parkway is key component of the design of the original Garden City and is considered a principal axis which provides a dramatic approach to the town centre from the north and south. The formality of its layout and the buildings lining it are important elements of its overall character and appearance. The application property is located on the south-east side of Parkway. The rear of the property is visible from Stanborough Close which has single storey bungalows to the rear of the application site and glimpsing views can be made from Rooks Hill to the north-east. It is a mid-terrace property complete with red brick and a pantile roof that is typical of this part of the Garden City.  Policy EM1 of the Estate Management Scheme states that extensions and alterations to existing properties will only be allowed if they are in keeping with the design, appearance, materials and architectural detailing used in the existing building and do not have a detrimental impact on the amenities and values of the surrounding area or the residential amenity of adjoining occupiers.  When acceptable, new dormer windows are generally expected to be located to the rear of the property and sited so that they are not unduly prominent from public vantage points. The design of dormer windows should reflect the style and appearance of the original property including any original dormer windows, with matching materials, roof profile, style and spacing and fenestration. Dormers should be located above and in line with existing fenestration and should become smaller as extended upwards. New dormers should not dominate the roof of the dwelling and be set in from the flank walls.  The application proposes to erect two dormers upon the rear roof slope of the building. Both proposed dormers are of a similar style and would be set down from the ridge and set in from both side boundaries. They would align with existing first floor windows and would feature dual pitched roofs and windows to match the existing property. However, the dormers are slightly different in width and would be partially visible from Stanborough Close and Rooks Hill. The roof slopes along the stretch of Parkway where the application property is located are uninterrupted and thus have a degree of uniformity which form part of the original character of this area. The proposed dormers would appear out place within the roof slope which is exacerbated by the varying widths.  Roof lights should not affect the overall composition of the building or roofscape through their sensitive siting and should be positioned toward the rear of a property and not unduly visible from a public vantage point. It is recommended that roof lights are low-profile and recessed on sloped roofs or positioned behind parapets on flat roofs. The finish colour of the roof light should be in keeping with the original property’s character which can typically be a conservation type with a black finish.  The proposed roof lights would be installed within the front roof slope which would affect the composition of the building and wider terrace as they would be very visible from public vantage points to the front of the site. | | |
| **Impact on neighbours** | | | | | The proposed dormers and roof lights would result in slightly raised and altered opportunity for overlooking however, the views from the proposed openings would not result in a detrimental change and neighbour privacy would be retained. | | |
| **Landscaping issues (incl. hardstandings)** | | | | | None. | | |
| **Any other considerations** | | | | | None. | | |
| **Conclusion** | | | | | | | |
| The proposed dormers within the rear roof slope would appear out of place and would result in harmful disruption to the property and wider terrace which is exacerbated by the differing widths. The proposed roof lights within the front facing roof slope would also disrupt the property and wider terrace and would be overly visible from public vantage points to the front of the site.  As a result, the proposals are out of keeping and will result in a detrimental impact to the amenity of the application site and the wider area. The application therefore fails to comply with Policy EM1 of the Estate Management Scheme. | | | | | | | |

**Reasons for Refusal:**

1. The proposed dormers within the rear roof slope would appear out of place and would result in harmful disruption to the property and wider terrace which is exacerbated by the differing widths. The proposed roof lights within the front facing roof slope would also disrupt the property and wider terrace and would be overly visible from public vantage points to the front of the site.

As a result, the proposals are out of keeping and will result in a detrimental impact to the amenity of the application site and the wider area. The application therefore fails to comply with Policy EM1 of the Estate Management Scheme.

REFUSED DRAWING NUMBERS

2.

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| **Plan Number** | **Revision Number** | **Details** | **Received Date** |
| 2134-002 |  | Proposed | 6 July 2021 |
| 2134-001 |  | Existing | 6 July 2021 |

**Determined By:**

Mr James Homer

3 November 2021