

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

**DELEGATED APPLICATION**

**Application No:** 6/2021/2600/HOUSE  
**Location:** 28 Thistle Drive Hatfield AL10 9FQ  
**Proposal:** Conversion of roof space to habitable use to include a front and rear dormer, 1 x skylight, and the erection of a single storey front, side and rear extension  
**Officer:** Ms Ashley Ransome

**Recommendation:** Refused

6/2021/2600/HOUSE

<b>Context</b>			
<b>Site and Application description</b>	<p>The application site is located to the eastern side of Thistle Drive and consists of a two-storey semi-detached dwelling.</p> <p>The proposal involves the conversion of the existing roof space to habitable use to include a front and rear dormer, one skylight, and the erection of a single storey front, side and rear extension.</p>		
<b>Constraints (as defined within WHDP 2005)</b>	<p>PAR - PARISH (HATFIELD) - Distance: 0            Wards - Hatfield Villages - Distance: 0            A4HD - Article 4 HMO Direction - Distance: 0            HAT - Hatfield Aerodrome - Distance: 0            HHAA - Hatfield Heritage Assessment Area(Hatfield Garden Village) - Distance: 0</p>		
<b>Relevant planning history</b>	<p>Application Number: S6/2001/0577/FP            Decision: Approval Subject to s106            Decision Date: 24 July 2003            Proposal: Residential development comprising 370 dwellings, new roads, cycleways, footpaths, landscaping and public open space. (revision to planning permission S6/1999/0884/FP)</p> <p>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>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Neighbour Letters		
<b>Summary of neighbour</b>	No neighbour representations received.		

<b>responses</b>	
<b>Consultees and responses</b>	Hatfield Town Council – Major Objection- The ground floor extension is very large and over powers the existing building. The rear dormer is overwhelming. The front dormer is not so huge but really looks like a 3 storey town house rather than a 2 storey with loft conversion. Not in keeping, overdevelopment and creates an aesthetically confusing development.
<b>Relevant Policies</b>	
<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> SP1- Delivering Sustainable Development SP9- Place Making and High Quality Design SADM11- Amenity and Layout SADM12- Parking, Servicing and Refuse	
<b>Main Issues</b>	
<b>Design (form, size, scale, siting) and Character (appearance within the streetscene)</b>	<p>The National Planning Policy Framework 2021 (NPPF 2021) has a strong emphasis on good quality design than its predecessor. Paragraph 126 clearly advises that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve, and that good design is a key aspect of sustainable development. Paragraph 130 of the NPPF further advises that decisions should ensure developments will function well, be visually attractive, sympathetic to local character and establish a strong sense of place. Paragraph 134 is clear that “development that is not well designed should be refused, especially where it fails to reflect local design policies.”</p> <p>Policy GBSP2 of the Welwyn Hatfield District Plan 2005 states that development within the specified settlements will be limited to that which is compatible with the maintenance and enhancement of their character. 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. The above objectives are broadly consistent with Policies SP1 and SP9 of the Council’s Emerging Local Plan 2016. The Welwyn Hatfield District Plan Supplementary Design Guidance (SDG) supplements the policies contained in the District Plan.</p> <p>The Council’s Supplementary Design Guidance states at paragraph 5.2 vi that ‘dormer windows should be contained within the roof slope, be subservient to the roof of the property and be in proportion to the existing fenestration of the property. They must not extend above the ridge height of the existing dwelling and the dormer cheeks should be at least 1 metre from the flank wall of the property or of the party wall with the adjoining property.’</p> <p>The proposed rear dormer does not comply with the above as it is not considered to be of modest proportions and limited extent so as to not dominant the existing roof slope, thus it is therefore considered unacceptable. Moreover, the property does not benefit from Permitted Development Rights for such a proposal as these were removed through the granting of permission of development of this site under references S6/2001/0577/FP and S6/2001/1338/FP.</p>

	<p>The Council's Supplementary Design Guidance states at paragraph 5.2 that extensions should be designed to complement and reflect the design and character of the host dwelling and they should be subordinate in scale. Extensions must not reduce the amount of space around the dwelling to such an extent that the dwelling looks cramped on its site, and the spacing of buildings adjacent to and in the locality of the site should be reflected.</p> <p>It is considered that the proposed single storey front-side-rear wrap around extension would fail to represent a subservient addition to that of the existing dwelling. This is because it would create a significantly larger footprint than that of the existing dwelling, appearing over dominant and excessive.</p> <p>As a consequence of the above, it is considered that the proposed development would not reflect the character and appearance of the surrounding area and it would have a harmful impact upon the character of the dwelling. Accordingly, it is considered that the proposed development represents a poor standard of design and is therefore contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Policy SP9 of the Welwyn Hatfield Draft Local Plan 2016, the Welwyn Hatfield Supplementary Design Guidance 2005 and the National Planning Policy Framework 2021.</p>
<p><b>Impact on neighbours</b></p>	<p>The impact of the proposed development on the residential amenity of neighbouring dwellings is considered in terms of the impact on neighbouring properties access to day/sun/sky light, privacy, overbearing and overshadowing. Policy D1 of the District Plan seeks to provide a good standard of design in all new development. The Council's SPD on design supplements Policy D1 outlining that residential applications for extensions and alterations should not cause loss of light or be unduly dominant from adjoining properties, as a result of either the depth of the projection, the height or proximity of the extension.</p> <p>No neighbour representations have been received.</p> <p>Due to the distance, it is considered that occupants of neighbouring properties to the east and south of the application site would not be negatively impacted as a result of the proposed development. There are no immediate neighbouring dwellings to the front of the site.</p> <p>With respect to the neighbouring dwelling adjoining the application site at No.26, whilst a single storey rear extension would be visible, it is not considered to pose significant impacts to the amenity of the neighbouring occupants at No.26. This is because it is of single storey level and sited off of the boundary.</p> <p>With the above, it is therefore considered that the size, scale, siting and design of the proposed development would have minimal impact on the residential amenity of the surrounding neighbouring properties and is considered acceptable and is in accordance with Policy D1 of the Welwyn Hatfield District Plan, Policy SADM11 of the Welwyn Hatfield Draft Local Plan 2016, the Welwyn Hatfield Supplementary Design Guidance 2005 and the National Planning Policy Framework 2021.</p>
<p><b>Access, car parking and highway considerations</b></p>	<p>Policy M14 of the District Plan and the Parking Standards SPG use maximum standards that are not consistent with the Framework and are therefore afforded less weight. In light of this, the Council have produced an Interim Policy for Car Parking Standards that states that parking provision will be</p>

	<p>assessed on a case-by-case basis and the existing maximum parking standards within the SPG should be taken as guidance only. This means that higher or lower car parking standards than those set out in the SPG can be proposed and determined on a case-by-case basis taking into account the relevant circumstances of the proposal, its size context and its wider surroundings.</p> <p>The proposal would increase the number of bedrooms from three to four. The Council's car parking guidance for a dwelling with four or more bedrooms in this location is three spaces per dwelling. It is unclear what off-street parking is available at the site, but it is unlikely that there would be provision for three spaces, thus there is an under provision of off-street parking provided. There is however unrestricted parking space for vehicles on the road opposite the application site and it is considered that the shortfall of parking is not sufficient to warrant a reason for refusal of this application.</p>
<b>Any other issues</b>	The major objection submitted by Hatfield Town Council is acknowledged. As the recommendation of this application is one of a refusal, the application does therefore not need to go before the Development Management Committee.
<b>Conclusion</b>	
For the reasons set out above, the proposed development does not accord with the relevant policies, thus is not acceptable in terms of design and character. It is therefore recommended that planning permission is refused.	

**Reasons for Refusal:**

1. The proposed development, by virtue of its size, scale, design and layout, would fail to represent a subservient addition to that of the existing dwelling, not reflecting the local distinctiveness, to the detriment of the character and appearance of the existing dwelling and surrounding area. Accordingly, the proposed development represents a poor standard of design and is therefore contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Policy SP9 of the Welwyn Hatfield Draft Local Plan 2016, the Welwyn Hatfield Supplementary Design Guidance 2005 and the National Planning Policy Framework 2021.

**REFUSED DRAWING NUMBERS**

- 2.

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
FPA101097 /03	B	Proposed Elevations	10 September 2021
FPA101097 /03	D	Location & Proposed Block Plan	10 September 2021
FPA101097 /01	E	Existing Plans & Elevations	14 September 2021

FPA101097 /02	E	Proposed Floor Plans	14 September 2021
FPA101097 /04	C	Location & Existing Block Plan	4 November 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 Derek Lawrence  
21 December 2021