

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

DELEGATED APPLICATION

Application No: 6/2021/2943/FULL
Location: 19 Thornton Road Little Heath Potters Bar EN6 1JJ
Proposal: Conversion of loft to habitable use including the installation of 1 x rear dormer and 4 x front rooflights
Officer: Ms Kirsty Shirley

Recommendation: Granted

6/2021/2943/FULL

Context			
Site and Application description	<p>The application site is located to the north of Thornton Road and is comprised of two flats – No. 17 and No.19. The application concerns No. 19, which is positioned above No. 17. The application site is also comprised of an elongated driveway to the side of the property, two rear garages and a rear garden.</p> <p>The proposal is for the installation of four roof lights and insertion of a rear dormer, which would facilitate the conversion of the loft space into a habitable space. During the course of the application, the proposed dormer window has been reduced in size and scale.</p>		
Constraints (as defined within WHDP 2005)	<p>LBC - NULL NULL - Distance: 2.47 GB - Greenbelt - Distance: 23 PAR - PARISH (NORTH MYMMS) - Distance: 0 Wards - Brookmans Park & Little Heath - Distance: 0</p>		
Relevant planning history	<p>Application Number: E6/1961/1903/ Decision: Granted Decision Date: 09 November 1961 Proposal: Erection of 2 maisonettes and garages.</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour notification letter		
Summary of neighbour responses	None received		
Consultees and responses	<p>North Mymms Parish Council – no comment. Hertfordshire Ecology – no response</p>		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF			

D1 D2 GBSP1 GBSP2 M14
 Supplementary Design Guidance Supplementary Parking Guidance Interim Policy for car parking and garage sizes

Main Issues

Is the development within a conservation area?

Yes No

Would the significance of the designated heritage asset be preserved or enhanced?

Yes No N/A

Comment (if applicable):

Would the development reflect the character of the area?

Yes No

Comment (if applicable): District 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 requires proposals to be compatible with the maintenance and enhancement of the character of the area. The Council's Supplementary Design Guidance (SDG) 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. The SDG outlines 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 fenestrations 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.

The proposed dormer would be contained within the roof slope, set below the ridge height of the property with the dormer cheeks of the window set in over 1m from the flank elevations of the property. The size and scale of the dormer window would appear subservient to the existing dwelling and the fenestration of the dormer would be in keeping with the existing fenestration within the rear elevation. Due to the positioning of dwellings within the street, there would be very limited views of the dormer window from public vantage points and subsequently limited harm to the street scene.

Four front facing rooflights are also proposed to facilitate the conversion of the loft into a habitable space. The rooflights would be equidistant across the roof slope and would be consistent in size and scale. Front facing rooflights are not predominant within the street scene but examples of front facing rooflights are noted within the area, and it is considered that the proposed roof lights would not detract from either the application dwelling or the character of the area. Matching materials can be secured by condition to ensure that the development remains in keeping with the application dwelling.

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): No neighbour representations have been received.

It is considered that the positioning of the roof lights, and the size and scale of the dormer window, would not result in adjoining neighbours to experience a detrimental loss of light or privacy, nor would the development appear overbearing towards adjoining neighbours.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable): District Plan Policy M14 and the Parking Standard Supplementary Planning Guidance (SPG) use maximum parking standards that are not consistent with the NPPF

and are, therefore, not afforded significant weight. In light of this situation the Council has produced an Interim Policy for Car Parking Standards and Garage Sizes that states that parking provision will be assessed on a case by case basis and the existing maximum standards within the SPG should be taken as guidance only.

The proposal would increase the amount of bedrooms from two to three. The Council's Car Parking Guidance advises that a three bedroom property in this location should provide 2.25 car parking spaces. The application property is a flat located above No. 17, and the application site has an elongated driveway to the side of the property leading to two attached garages.

The applicant has confirmed that one of the garages belongs to No. 19. The garage measures approximately 2.8m by 5.8m, and whilst the Interim Policy for Car Parking Standards and Garage Sizes advises garages should be 6m by 3m to accommodate a modern vehicle, it is considered that the garage in this case could accommodate vehicle parking for one vehicle. The applicant also states one vehicle parks in front of the garage, and this is replicated by adjoining neighbours No. 17 with their garage.

From a recent site visit from public vantage points, it is clear there is car parking pressure in Thornton Road. The majority of dwellings on Thornton Road do not benefit from on-site parking but there are no car parking restrictions and many vehicles park on the street. Furthermore, a bus stop is located approximately 0.1 miles away from the application site, and shops and services are located approximately 0.6 miles away. It is therefore considered in this case that there is sufficient car parking provision for the proposed development.

Conclusion

Subject to the suggested condition, the proposal is considered to be in accordance with the Welwyn Hatfield District Plan; the Supplementary Design Guidance; and the National Planning Policy Framework.

Conditions:

1. The brickwork, roof tile, bond, mortar, windows, detailing, guttering, soffits and other external decorations of the approved alterations must match the existing dwelling/building in relation to colour and texture.

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.

DRAWING NUMBERS

2. 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
ELA/2	A	Existing elevations	14 October 2021
ELA/1	A	Existing layout	14 October 2021

ELA/18	A	Location plan	14 October 2021
ELA/5	B	Proposed loft floor	27 January 2022
ELA/6	B	Proposed elevations	27 January 2022
ELA/13	C	Block plan	4 February 2022

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 Derek Lawrence
10 February 2022