

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

**DELEGATED APPLICATION**

**Application No:** 6/2021/3155/HOUSE  
**Location:** 17 Great Braitch Lane Hatfield AL10 9FD  
**Proposal:** Conversion of loft to habitable use including 1 x rear dormer with Juliette balcony and insertion of 1 x side facing window to existing gable end.  
**Officer:** Ms Ashley Ransome

**Recommendation:** Refused

6/2021/3155/HOUSE

<b>Context</b>	
<b>Site and Application description</b>	<p>The application site is located to the south-western side of Great Braitch Lane and consists of a two-storey detached dwelling.</p> <p>The proposal involves the conversion of the loft to habitable use including one rear dormer with a Juliette balcony and the insertion of a side facing window to the existing gable end.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<p>LCA - Landscape Character Area (De Havilland Plain) - Distance: 0            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: S6/1999/0971/FP            Decision: Approval Subject to S106            Decision Date: 30 June 2000            Proposal: Erection of 144 houses and 26 flats with associated access roads, garages, parking areas and public open spaces, cycleways and footways            Application Number: S6/1999/1115/OP            Decision: Approval Subject to S106            Decision Date: 30 April 2002            Proposal: Residential development (outline) including access to public highway            Application Number: S6/2002/0967/FP            Decision: Granted            Decision Date: 04 October 2002            Proposal: Erection of 46 dwellings. (amendments to planning approval ref. S6/1999/971/FP)            Application Number: S6/2008/0614/FP            Decision: Granted            Decision Date: 09 May 2008            Proposal: Conversion of garage to form a habitable room            Application Number: S6/2012/1536/FP            Decision: Granted</p>

	Decision Date: 13 September 2012 Proposal: Erection of single storey rear extension		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Neighbour Letters		
<b>Summary of neighbour responses</b>	No neighbour representations received.		
<b>Consultees and responses</b>	Hatfield Town Council - This is a huge dormer extension. Clearly this house has had numerous previous extensions. Is there a limit? Seems to make this house massive, out of keeping with the original plans. All the extensions when added together dominate the original building from 2002.		
<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 roofslope, 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</p>		

	<p>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 for the development of this site under reference S6/1999/0971/FP.</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>It is 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. Upon any grant of permission, a condition for the proposed flank elevation window to be obscure glazed would be imposed so as to maintain privacy to the neighbouring occupants at No.19.</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 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 four to five. The Council’s car parking guidance for a dwelling with four or more bedrooms in this location is three spaces per dwelling, thus the provision of off-street parking required hasn’t increased. The site would still benefit from a driveway and there appears to be on-street parking available. It is therefore considered</p>

	that sufficient parking is provided at this site and is in accordance with Policy M14 of the Welwyn Hatfield District Plan, Policy SADM12 of the Welwyn Hatfield Draft Local Plan 2016 and the Welwyn Hatfield Supplementary Parking Guidance 2005.
<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>
5407-E01		Existing Floor Plans	4 November 2021
5407-E02		Existing Elevations	4 November 2021
5407-P01	C	Proposed Plans and Elevations	4 November 2021
5407-OS1		Location Plan	4 November 2021
5407-OS2		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  
24 December 2021