

Planning Statement

16 Nimrod Drive, Hatfield, AL10 9LS

Welwyn and Hatfield Council

Summary

The proposal seeks to gain permission for a two storey rear extension to facilitate the creation of additional living and sleeping accommodation.

The proposal would not appear out of keeping with the character and appearance of the immediate locality, nor would it have a detrimental impact upon the amenity of neighbouring dwellings.

The siting and design would not have a detrimental impact upon the privacy, outlook or amenity of immediate neighbours, and would not cause harm to local highway conditions.

The applicants have lived in the local area for many years, and are simply looking to create a home that they can enjoy for many years. After gaining permission for a loft conversion to increase the quality of the sleeping accommodation, they have reconsidered their proposal due to cost implications, and wish to submit a new application that focuses additions to the rear of the property at first floor level.

When comparing the two proposals, a two storey rear extension with a double gabled roof against a loft conversion with two significant box dormers, I believe the visual appearance of the former would be far more appealing.



REAR ELEVATION, PROPOSED
SCALE 1:100



16 PROPOSED REAR ELEVATION
SCALE 1:100

Relevant Planning History

6/2022/1109/HOUSE

Single storey rear extension to facilitate the creation of open plan kitchen/dining area, as well as extension to existing front porch.

Granted, 15/08/2022

6/2022/1110/LAWP

Certificate of lawfulness for the creation of rear dormers to existing roof

Granted, 12/09/2022

Planning Considerations

Principle and Location

The site is set within an established residential area characterised by family homes of varying tenures. There have been a number of alterations carried out to the other existing homes within the area, therefore additions to this home would be considered acceptable in principle, subject to compliance with all relevant adopted planning policy and other material considerations.

Impact on the Character and Appearance of the Area

The proposal will achieve a high standard of design and layout that respects and reflects the local context so as to maintain and reinforce its distinctiveness and particular character whilst achieving a high standard of residential amenity to meet various other criteria.

The location is a mixture of modest detached, semi-detached and terraced houses. The newly extended dwelling would remain a detached property. Due to the variety of dwellings within the location, the dwelling would not appear out of keeping or harm the existing pattern of development.

The extension will take influence from the host dwelling, with a double gabled roof with a pitch to match the existing. The fenestration treatment and brickwork detailing above windows would also match the existing.

Impact on the Amenities of Neighbouring Dwellings

The new dwelling will not erode the privacy of the surrounding dwellings. It should be understood that a degree of mutual overlooking of the rear gardens is considered acceptable. Any windows on side elevations will be fixed shut below 1.7m and obscurely glazed to ensure the new dwelling does not have a detrimental impact upon the privacy of neighbouring occupiers. The proposal will also protect the levels of light enjoyed by adjacent neighbours, and maintain established building gaps. As a result, the proposal will not represent an overbearing form of development.

Quality of Amenities of the Future Occupiers

It is important to ensure that future occupiers of the new dwelling have a good quality living environment.

With an overall ground floor area, it is expected that the proposed dwelling should provide good internal living environment for a modest five bedroom house over three floors.

The ground floor will include generous open plan kitchen and dining space with a separate utility room, two separate living rooms and a WC. The first floor will include three bedrooms, each with their own en suite bathroom. The second floor will remain unchanged, with two bedrooms.

It is important to ensure the proposed development provides not only a quality internal environment, but also appropriate garden and amenity space. The reduction in garden space to accommodate the extended area has already been established within the approved ground floor extension, with reference 6/2022/1109/HOUSE.

In order to ensure that the garden provides an acceptable level of amenity at all times in the future, it is reasonable to remove Class E of the GDPO 2015.

Sustainability

New developments should not increase pressure upon climate change, therefore new dwellings should mitigate against climate change by minimising water use, increasing energy efficiencies and using renewable energy technology.

As such, this proposal will make use of SUDS, propose efficient building methods, and provide adequate spacing for bins and recycling containers.

Impact on Local Highway Conditions and Parking

According to Welwyn Hatfield District guidance, the site is located outside of Zone 1 and 2. As such, the development will require three off-street parking spaces for the extended dwelling.

The provision currently provides in excess of that, with three cars parked comfortably on the driveway and a further car within the garage. As the proposal is able to meet the above standards, there should be no objections in this regard.