

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No: N6/2015/0324/FP

SITE ADDRESS: 24 Amethyst Walk Welwyn Garden City AL8 6UX

DESCRIPTION OF DEVELOPMENT: Installation of window in bathroom wall

RECOMMENDATION: Approval with Conditions

1. SITE AND APPLICATION DESCRIPTION:

The site contains a block of flats. The proposal is for the insertion of a bathroom window on the first floor side wall of the block of flats with obscured glass to give light into a bathroom.

2. SITE DESIGNATION:

The site lies within Welwyn Fringes Landscape Character Area and the settlement of Welwyn Garden City as designated in the Welwyn Hatfield District Plan 2005.

3. RELEVANT PLANNING HISTORY:

N6/2005/1517/FP - Demolition of existing buildings and erection of 21 affordable residential units with associated vehicle access, parking, storage and landscaping. Formation of new pedestrian footpath and construction of public car park A(G)
16/03/2006

4. CONSULTATIONS:

No consultations were required in the determination of this application.

5. NEIGHBOUR REPRESENTATIONS:

No representations have been received from the public.

6. TOWN/PARISH COUNCIL REPRESENTATIONS

No representations have been received from the Town/Parish Council.

7. MAIN PLANNING ISSUES AND RELEVANT PLANNING POLICIES:

The main planning issues with this application are:

- a) Whether or not the scheme incorporates high quality design in accordance with the principles of the Welwyn Hatfield District Plan (2005) and relates to the character and context of the area (D1, D2, Supplementary Design Guidance (SDG) and National Planning Policy Framework (NPPF))
- b) The impact of the proposal on the residential amenity of the adjoining properties (D1 and Supplementary Design Guidance (SDG))

8. ANALYSIS:

- a) Local Plan Policies D1 and D2, alongside the SDG, seek to ensure a high quality of design which relates to the character and context of the dwelling and surrounding area. The policies require extensions to complement and reflect design and character, be subordinate in scale, and not look cramped within the site in regards to bulk. These policies are in line with the NPPF section 7 in that planning should require good design.

The proposal for the insertion of a window does not extend the dwelling. In this sense, the proposal does not add bulk, and cannot be scaled in order to assess its subordinate nature. It is, by its nature, subordinate to the dwelling. The window design is of Georgian style to match those fenestration details within the block of flats, as well as adjoining blocks of flats. The fenestration spacing on the host block of flats and surrounding blocks is more spacious than the gap proposed between the existing window and the proposed window. The proposed window is smaller than the existing, and the siting of the side wall on which the window is proposed is indiscernible from the street scene and is only viewable from a path to access another block of flats.

The proposal is considered to be of good design which compliments and reflects the character and context fo the host dwelling and surrounding area and is therefore considered to be compliant with Welwyn Hatfield District Plan 2005 Policies D1 and D2, the Supplementary Planning Guidance Statement of Council Policy 2005 and the National Planning Policy Framework (NPPF).

- b) With regard to the impact on the amenity of adjoining neighbours, policy D1 and the SDG states that any extension should not cause loss of light or appear unduly dominant from an adjoining property. The impact of the proposed development should be assessed in regard to loss of day/sun/sky light, whether it is overbearing and will impact on outlook from an adjoining property.

The proposal by its nature is not a physical extension and will not have any impact of loss of light. The window is located on the first floor side wall of a block of flats, which faces onto the front of another block of flats across an alleyway giving access to the flats. The first floor window on the opposing block of flats is an obscure glazed panel which is of similar dimensions to the proposed window. The proposed obscure glazed window is next to an onobsured first floor window on the same side elevation at first floor level. By virtue of being of obscure glazed nature, and the siting next to an unobscured first floor side window, the proposal is not considered to be unduly dominant, cause loss of light or loss of privacy to the occupiers of neighbouring premises.

As a result of this, the proposal is considered to not impact on the amenity of adjoining neighbours, and is considered to be compliant with the Welwyn Hatfield District Plan 2005 Policy D1, the Supplementary Planning Guidance Statement of Council Policy 2005 and the National Planning Policy Framework (NPPF).

9. CONCLUSION:

The insertion of a first floor side window with obscured glazed panels is considered to be of good design which compliments and reflects the character and context of the dwelling and surrounding area and does not impact on the

amenity of the occupiers of adjoining premises. The proposal is therefore considered compliant with Welwyn Hatfield District Plan 2005 Policies D1 and D2, the Supplementary Planning Guidance Statement of Council Policy 2005 and the National Planning Policy Framework (NPPF).

10. CONDITIONS:

1. C.2.1 - Time limit for commencement of development
2. C.13.1 - Development in accordance with approved plans and details 1:1250 Site Location Plan & Site Location 1 & New Layout 2 & Bathroom Viewed from Above 3 & Wall View Plan 1 & Existing Elevation & Proposed Elevation received and dated 16 March 2015
3. C.5.2 – Matching materials

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 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 inspected at these offices).

INFORMATIVES:

None

Signature of author.....  Date..... 11/05/2015

