

**WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL**  
**DELEGATED REPORT**

<b>APPLICATION No:</b>	<b>S6/2009/2307/FP</b>
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**NOTATION:**

This site is located within the specified settlement of Brookmans Park as outlined in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

The application site is located on the west side of Pine Grove and consists of a two storey detached dwelling with attached single garage/carport, a detached flat roof single garage to the rear and front and rear gardens. The street scene is residential in character containing a variety of dwellings in respect of both size and appearance. The application site is rectangular in shape measuring approximately 13m in width x 48m in length with the dwelling set back approximately 18.5m from the highway. The front of the dwelling is finished with painted render and a plain tile gabled roof with a gable projection to the front. The rear elevation is finished in yellow facing brick and features a single storey flat roof extension. The application dwelling is currently being extended in accordance with planning permission granted under planning application S6/2008/2412/FP.

**DESCRIPTION OF PROPOSAL:**

This application seeks full planning permission for erection of a front extension to the garage granted under planning application S6/2008/2412/FP. The proposed extension would measure approximately 3.2m in width x 3m in depth with a pitched roof and approximately 3.7m in height. The garage extension would be finished in white render and tile to match existing.

**PLANNING HISTORY:**

S6/2008/2412/FP - Erection of Two Storey Rear Extension, New First Floor Rear Bay Window and New Garage at Side And Front of Existing House (Granted 16/02/2009)

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Planning Policy:

PPS1 Delivering Sustainable Communities

East of England Plan 2008:

SS1 Achieving Sustainable Development

ENV7 Quality in the Built Environment

Welwyn Hatfield District Plan 2005:

GBSP2 Towns and Specified Settlements

SD1 Sustainable Development

D1 Quality of Design

D2 Character and Context

M14 Parking Standards for New Developments

R3 Energy Efficiency

## **CONSULTATIONS**

None

## **TOWN/PARISH COUNCIL COMMENTS**

North Mymms Parish Council – No comment

## **REPRESENTATIONS**

The application was advertised by neighbour notification letters. No letters of representation were received.

## **DISCUSSION:**

The main issues are:

1. Quality of Design and Character and Context
2. Impact on Neighbour Amenity
3. Sustainable Development and Energy Efficiency

### **1. Quality of Design and Character and Context:**

National Planning Policy Guidance PPS1 Delivering Sustainable Development requires planning authorities to plan for high quality design which is appropriate in its context. Paragraph 33 and 34 of PPS1 state that:

“Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.

Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.”

Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 respectively require high quality design in all new development and for proposals to respect and relate to the character and context of their location. The residential design guidance emphasises that extensions should complement and reflect the design and character of the dwelling and be subordinate in scale. Additionally, extensions should respect existing spacing and not appear cramped on the site and the locality in general, not cause loss of light, materials should match and any overlooking towards living areas of adjacent dwellings should be minimised.

The extant consent which has been implemented includes a replacement garage located to the side and projecting forward of the application dwelling. The garage, which has not yet been completed, would measure 3.2m in width and would extend 3m forward of the adjoining front wall and 1.7m forward of the existing gable projection to the front of the dwelling. The current

application proposes a further 3m projection to the front of the garage which would result in a total projection of 6m.

The applicant's agent has provided a list of properties within Pine Grove that feature garages which project forward of the main dwelling. Each site has been reviewed and just one of the existing examples, No.2 Pine Grove, was found to project further than 3m forward of the main dwelling. In most cases the projection was significantly less than 3m and often the garages formed an integral part of the building.

The garage to front of No.2 Pine Grove was granted planning permission in 1984 under planning application reference S6/1984/0114/FP and therefore pre-dates PPS1 and the Welwyn Hatfield District Plan 2005. The proposed extension has been assessed against current Policy, which as described above, places increased emphasis on quality of design.

When considering the character of the area, No.2 Pine Grove is separated from the application dwelling by more than 500m. The two properties are therefore not considered to be within the same setting.

The proposed front extension fails to complement the design and character of the application dwelling and other dwellings within the immediate streetscene. The proposed extension, by virtue of its depth, would result in a projection that is out of scale with the existing dwelling. The proposed extension would represent an incongruous addition and dominant feature that would cause harm to the established character and appearance of the application dwelling and to the visual amenity of the street scene.

The proposal fails to comply with PPS1, Policy SS1 and ENV7 of the East of England Plan 2008, Policy D1 and D2 of the Welwyn Hatfield District Plan and Supplementary Design Guidance, 2005 (Statement of Council Policy).

## **2. Impact on Neighbour Amenity**

No letters of representation were received and North Mymms Parish Council did not comment on the proposal. The extension would be located adjacent to the flank site boundary with No.67 Pine Grove. This boundary is currently defined by a hedge approximately 2.5m in height. In terms of loss of light to No.67 Pine Grove, the proposed extension would have an impact significantly greater than the hedge which currently exists between the two properties. No windows are proposed within the extension. The extension would have no impact on No.63 Pine Grove by virtue of separation distance.

The proposed extension would not result in any loss of amenity to occupiers of neighbouring dwellings in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005 (Statement of Council Policy).

## **3. SD1 Sustainable Development:**

The applicant has submitted details of how the proposal would contribute towards sustainability in accordance with policies SD1 and R3 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance, 2005.

**CONCLUSION:**

The proposal fails to comply with PPS1 Delivering Sustainable Development, Policy SS1 and ENV7 of the East of England Plan 2008, Policy D1 and D2 of the Welwyn Hatfield District Plan 2005 and the accompanying Supplementary Design Guidance, 2005 (Statement of Council Policy) and Supplementary Planning Guidance, Parking Standards, 2004.

**RECOMMENDATION: REFUSAL AND REASON (S)**

**SUMMARY OF REASONS FOR THE REFUSAL OF PERMISSION:**

1. The proposed front extension fails to complement the design and character of the application dwelling and other dwellings within the immediate streetscene. The proposed extension, by virtue of its depth, would result in a projection that is out of scale with the existing dwelling. The proposed extension would represent an incongruous addition and dominant feature that would cause harm to the established character and appearance of the application dwelling and to the visual amenity of the street scene. The proposal fails to comply with PPS1, Policy SS1 and ENV7 of the East of England Plan 2008, Policy D1 and D2 of the Welwyn Hatfield District Plan and Supplementary Design Guidance, 2005 (Statement of Council Policy).

**INFORMATIVES**

None

**DRAWING NUMBERS**

0801/08A received and dated 16 October 2009

**Signature of author..... Date.....**