

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2009/2579/FP
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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 integral single garage 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 60m in depth with the dwelling set back approximately 17m from the highway. The application dwelling has previously been extended by way of a two storey rear extension. In addition to the integral garage, there is off street parking available for approximately four cars within the front garden.

DESCRIPTION OF PROPOSAL:

This application seeks full planning permission for the erection of a two storey front extension and replacement roof to include increased ridge height and rear dormer to facilitate the creation of second floor accommodation. One rooflight window would be located to the front and two on either side elevation. The two storey front extension would bring the remainder of the front elevation forward in line with the existing garage and porch. A further two storey projection measuring approximately 1m in depth x 3m in width would provide a new porch and larger first floor landing. The replacement roof would be hipped in design with a flat crown approximately 0.5m higher than the existing.

PLANNING HISTORY:

S6/1976/0428/FP – First Floor Rear Extension (Granted 24/08/1976)
S6/1985/0788/FP – Single Storey Rear Extension and Porch (Granted 13/01/1986)
S6/1995/0723/FP – Erection of First Floor Rear Extension (Granted 14/11/1995)

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
T14 Parking

Welwyn Hatfield District Plan 2005:
GBSP2 Towns and Specified Settlements
SD1 Sustainable Development
R3 Energy Efficiency

CONSULTATIONS

None

TOWN/PARISH COUNCIL COMMENTS

North Mymms Parish Council – No response received (consulted 08/01/10)

REPRESENTATIONS

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

DISCUSSION:

The main issues are:

1. Quality of Design and Character and Context
2. Impact on Neighbour Amenity
3. Other Material Considerations

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. 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.

Pine Grove is characterised by large detached dwellings of various design, many of which have been significantly extended and altered in the past. In light of surrounding development, it is considered that the proposal would not be out of keeping or appear unduly prominent in this location. The two storey extension would maintain existing separation from the flank site boundaries and would not reduce the space around the dwelling to such an extent that the dwelling looks cramped on its site. Crown roofs are a feature of many dwellings within immediate vicinity of the application site and therefore represent an acceptable form of development. The rear dormer would be subservient to the roof of the dwelling and in proportion with existing fenestration. The proposed extensions would not detract from the streetscene or character of the area and is acceptable in terms of its size, scale and design in accordance with PPS1 Delivering Sustainable Development, Policy SS1 and ENV7 of the East of England Plan 2008 and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005 (Statement of Council Policy).

2. Parking and Highways:

Supplementary Planning Guidance on parking standards identifies the site as within Zone 4. Residential dwellings with four or more bedrooms located

within Zone 4 require three car parking spaces which can be accommodated within the site. The proposals therefore comply with Policy M14 of the Welwyn Hatfield District Plan 2005 and Supplementary Planning Guidance.

3. Impact on Neighbour Amenity

By virtue of orientation and the resulting oblique angles between habitable rooms, there would be no direct overlooking to neighbouring dwellings. A minimum of 32m separation distance would be maintained between the first floor rear elevation of application dwelling and the flank elevation of No.61a Pin Grove which is sufficient not to cause significant loss of private amenity. It is acknowledged that there is potential for overlooking to parts of the rear gardens of neighbouring property No.59 Pine Grove, however there would be no significant loss of privacy over and above the present situation. Views from the proposed dormer window would predominantly be to the rear garden of the application site. Whilst some additional overlooking to neighbouring gardens may result, this would not be sufficiently harmful to warrant refusal of planning permission. No windows are proposed within the first floor flank elevations. No neighbour representations were received and North Mymms Parish Council did not object. In summary, the proposed extensions would not result in unacceptable harm to the amenity currently enjoyed by occupiers of neighbouring dwellings in accordance Policy D1 Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005 (Statement of Council Policy).

4. Sustainable Development:

The applicant has completed the sustainability checklist in accordance with Policy R3 of the District Plan and SD1 of the Supplementary Design Guidance.

CONCLUSION:

The proposals comply with the relevant national policies and guidance, policies within the East of England Plan 2008, the Welwyn Hatfield District Plan 2005 and the requirements of the Supplementary Design Guidance (Statement of Council Policy).

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C.2.1 – Time Limit
2. C.13.1 – The development/works shall not be started and completed other than in accordance with the approved plans and details 1:1250 Site Location Plan & 1:200 Block Plan received and dated 04 January 2010 & 368909 (as amended) received and dated 23 March 2010
3. C.5.2 – Matching Materials

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against National Planning Policy PPS1 and Policy SS1, T14 and ENV7 of the East of England Plan 2008 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP2, SD1, R3, M14, D1, D2 and Supplementary Design Guidance), in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. 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

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