

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No: N6/2015/1364/FP

SITE ADDRESS: 31 Eddington Crescent, Welwyn Garden City, AL7 4SX

DESCRIPTION OF DEVELOPMENT: Erection of single storey front and side extensions and loft conversion incorporating 6 rooflights

RECOMMENDATION: REFUSAL

1. SITE AND APPLICATION DESCRIPTION:

The application site is located east of Eddington Crescent and comprises of a three storey end of terrace dwelling house located on a modern residential development. The front is set back from the highway, the streetscene is residential in character with a mixture of two and three storey dwelling houses and flatted buildings in close proximity to each other set within modest sized plots. The host dwelling is orientated sideways on to the highway such that its front elevation faces onto an area or open space. The host dwelling is finished in a mixed red and buff brick and part smooth painted render with pitched roof and concrete tiles.

The application seeks full planning permission for the erection of single storey wrap around front and side extensions and a loft conversion incorporating 6 rooflights. Two additional bedrooms are proposed.

2. SITE DESIGNATION:

The site lies within the settlement of Welwyn Garden City as designated in the Welwyn Hatfield District Plan 2005.

3. RELEVANT PLANNING HISTORY:

C6/1988/0482/OP – Site for residential development on site of squash Club and former secondary school at Land adjacent Chequersfield A(G) 29/07/1988

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 /9Amended) the provisions of part 1 and part 2, class A of Schedule 2 to that Order shall not apply to any dwelling constructed as part of this consent.

4. CONSULTATIONS:

No objections have been received in principle from Hertfordshire County Council, Transport, Programs and Strategy; subject to conditions

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 the proposal would respect and enhance the character or appearance of the area, and would respect and relate to the character and context of the property and surrounding area (NPPF, D1, D2, SDG)
- b) The impact of the proposal on the amenity of neighbouring properties (D1, SDG and NPPF)
- c) Whether the proposal would impact on the level of onsite parking (NPPF, M14, D1 SPGPS of the Welwyn Hatfield District Plan, 2005 and the Interim Parking Standards)

8. ANALYSIS:

a) The National Planning Policy Framework states good design is a key aspect of sustainable development, is inseparable from good planning, and should contribute positively to making places better for people. Planning decisions should aim to ensure developments function well and add to the overall quality of the area; respond to local character and history; reflect the identity of local surroundings and materials; and are visually attractive as a result of good architecture and appropriate landscaping.

Policies D1 and D2 of the Welwyn District Plan 2005 requires high quality of design in all new developments to help create vital and viable environments, and respect and enhance the areas distinctiveness and character.

Permitted development rights for extensions were removed in the original permission for these properties reference C6/1988/0482/OP however since then within the surrounding area a few small single storey additions have been added to the rear of properties.

The proposed extensions would wrap around the host dwelling, extending along a large portion of the side elevation and part of the front elevation. The proposed new extension would increase the scale, mass and bulk of the building particularly where it would appear most prominent with a projection of approximately 3.7m from the front elevation to the sites western boundary line and approximately 3m from the flank wall towards the southern boundary. The proposed loft conversion incorporates a total of six roof lights, three on each slope and each is highly visible from either the west or the east along Eddington Crescent.

Having regard for the above and taking into consideration the dwelling is located in a prominent position facing onto open space at the end of a row of four terraced dwelling houses it is considered that the impact of the extension is significant.

enough to warrant a refusal.

The extensions scale, form, prominent siting and design are considered to result in an overly dominant and prominent addition that would not be in keeping with the appearance and proportions of the original dwelling.

Whilst the materials would match the existing the proposed balance of fenestration to the front and side would be lost, the proposed hipped roof design is not a typical characteristic of the Welwyn Garden City area and is not considered to relate well to the character and appearance of the dwelling, local area and wider garden city.

Overall it is considered that the proposed development would not maintain the character and appearance of this part of Eddington Crescent and would not satisfy the requirements of the National Planning Policy Framework; Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005.

b) The neighbouring property at no. 29 Eddington Crescent is the most likely to be affected by the proposed development. The impacts of the proposed development on the residential amenity of neighbouring properties are considered in terms of impact on day, sun, and sky light; privacy and over dominance.

The proposed depth, scale and siting is not considered unduly overbearing and intrusive for the occupants of these neighbouring properties, by virtue of the proposed extension being sited an acceptable distance away from the adjacent property no. 29 to the east.

With regard to privacy, the proposed extensions are single storey while the window positions are such that it is considered to have no undue loss of privacy to any neighbouring property.

Overall giving consideration to the proposals scale, siting, setting, and orientation together with the location of its windows, it is considered that the proposed extension does not have an unreasonable impact on the residential amenity of neighbouring properties. Therefore the amenity of adjoining occupiers would be deemed acceptable and in accordance with Policy D1 of the Welwyn District Plan 2005 and the Council's Supplementary Design Guidance 2005.

c) Local Plan Policy M14 requires parking provisions to be made in accordance to standards set out in the Council's Supplementary Parking Guidance (SPG) Parking Standards 2004 and the new Interim Policy for Car Parking Standards. The SPG identifies the application site as being within zone 4 where residential dwellings with four or more bedrooms require 3 car parking spaces. Parking provisions have been considered against these policies and with the site proposing no additional area of parking the resultant development would have a deficit for off-street parking. The highway authority however has no objection to the proposal and the additional bedrooms in the roofspace could ordinarily be created without the benefit of planning permission. In these circumstances it is not considered that a reason for refusal on the basis of inadequate car parking provision could be justified despite evidence on a site visit that appears to suggest that parking pressure is an issue within the immediate streetscene and local area.

9. CONCLUSION:

Whilst the proposal is not considered unduly overbearing to neighbouring properties and would not impact on their privacy the proposed extensions are not considered as well designed additions that respect and reflect the original dwelling due to the mass, scale and bulk of the extension and its very prominent position on the edge of an

area of open space. The proposed development therefore does not respect and enhance the character or appearance of the property and local area and is therefore not in accordance with the National Planning Policy Framework; Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance, Statement of Council Policy, 2005.

RECOMMENDATION: REFUSAL:

1. The proposal by virtue of its scale, bulk, and location would have a negative impact on the street scene and upon the appearance of the host dwelling. The design and appearance are considered unacceptable and is not considered to be in accordance with the National Planning Policy Framework and Policies GBSP2, D1 and D2 the Welwyn Hatfield District Plan 2005 and the requirements of the Supplementary Design Guidance.

REFUSED DRAWING NUMBERS:

3583-OS1 and 3583-OS2 and 3583-P01 Rev B and 3583-E01 received and dated 23 June 2015.

INFORMATIVES:

None

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