

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	N6/2008/1836/FP
------------------------	------------------------

NOTATION:

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

DESCRIPTION OF SITE:

Eddington Crescent is a fairly new development. Dwellings have been arranged in formal layout and have small gardens, thus permitted development rights (Schedule 2, Part1, Classes A to H and Schedule 2, Part 2, Class A) have been removed. The application site is a three storey, semi detached residential dwelling. On the south-south east side of the dwelling is a garage and driveway, and there is a small garden to the rear of the property with a small open planned front garden.

DESCRIPTION OF PROPOSAL:

The proposal seeks planning permission for the erection of a rear conservatory. The proposal will measure approximately 3.3 metres deep by approximately 5.2 metres wide. Conservatory will consist of two parapet walls running just inside the respective boundaries with a glazed pitched roof providing a maximum height of 3.6 metres.

PLANNING HISTORY:

None

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy

PPS1: Delivering sustainable development

East of England Plan 2008

SS1: Achieving Sustainable Development

SS2: Overall Spatial Strategy

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:

SD1: Sustainable Development

GBSP2: Towns and specified settlements

R3: Energy Efficiency

D1: Quality of design

D2: Character and context

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

CONSULTATIONS

None

TOWN/PARISH COUNCIL COMMENTS

None

REPRESENTATIONS

None. Period expired. 22 October 2008

DISCUSSION: The main issues are:

- 1. Impact on the character and appearance of the existing area.**
- 2. Impact on neighbouring dwellings residential amenity.**
- 3. Other Material Planning Considerations**

1. Eddington Crescent is a fairly new development with a variety of different sized dwellings within the surrounding area. The one thing they have in common is their small gardens. Subsequently permitted development rights (Schedule 2, Part 1, Classes A-H) have been removed. The application site is a three storey, semi detached residential dwelling. To the south of the site are two garages and driveways, which serve the applicants dwelling and No.92.

The proposed conservatory would be sited on the eastern side of the dwelling. The conservatory would be 5.2 metres wide and project 3.3 metres from the dwelling. It span the width of the dwelling just inside the respective boundaries retaining the fencing.

The rear of the dwelling can be seen from the east of the site with communal car parking allocated to other dwellings within the area, however due to the size, scale and siting of the conservatory it would be considered that the views would be limited.

Despite the size of the conservatory in relation to the rear garden, sufficient amenity space would remain to the rear of the dwelling and it is considered that the proposed development, due to its siting, would not have a detrimental impact on the character and appearance of the area.

2. No.96 is sited north east of the application site. There is one window located adjacent to the common boundary in close proximity to the side parapet wall of the conservatory. There are some concerns with potential impact on the loss of light to this window due to the siting, scale and orientation of the two properties. However, this habitable room is also served by double glazed doors. It is considered that although there would be some undue loss of light to the adjacent window the glazed doors will provide sufficient light to the habitable room. The conservatory has a pitched roof height measuring approximately 3.6 metres in height from ground level, this is pitched significantly away from the parapet walls by 1.4 metres and protrudes approximately 1 metre at its highest point from the rear wall. It is considered the design of the pitched roof will alleviate any potential impact on the loss of light to the amenity of the neighbouring dwelling at No. 96

3. No other material planning considerations are deemed relevant to this application.

CONCLUSION:

It is considered that the proposed rear conservatory, by virtue of it's scale, siting and design would not have any undue impact on the character and appearance of the area or neighbouring dwellings residential amenity.

RECOMMENDATION: APPROVAL WITH CONDITIONS

1. C.2.1 Standard Time Limit

2.C.13.1: Development in accordance with approved plans/details 0316.1 & 0316.2 & 0316.3 & existing rear elevation and floor plan received and dated 24 September 2008

3. C.5.2 Matching materials

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

Reason for Grant of FP/LB/CA/DT/ (*Approvals only*):

The proposal has been considered against Planning Policy Statement/Guidance PPS1, East of England Plan 2008 Policies SS1 and SS2 and development plan policies GBSP2, SD1, D1, D2 and R3 of the Welwyn Hatfield District Plan 2005, 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:

The applicant is advised to take account the provisions of The Party Wall Act 1996 insofar as the carrying out of development affecting or in close proximity to a shared boundary

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