

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

<b>APPLICATION No:</b>	<b>S6/2008/2412/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 and.

**DESCRIPTION OF PROPOSAL:**

This application seeks full planning permission for erection of part two storey rear extension, first floor bay window and replacement garage to the side and front of the existing house.

It is proposed to replace the existing detached garage and attached garage/carport with a single garage located to the side and projecting forward of the application dwelling. The garage would measure 3.2m in width with a pitched roof and would extend 3m forward of the adjoining front wall and 1.7m forward of the existing gable projection. To the rear a two storey extension would replace the existing single storey extension. The proposed extension would measure approximately 7.1m in width x 3m in depth with a hipped roof equal height to the existing ridge. The flank elevation of the proposed rear extension would be in line with the flank elevation of the existing dwelling. A first floor bay window measuring 0.7m in depth x 1.5m in width is also proposed to an existing window in the rear elevation.

**PLANNING HISTORY:**

None relevant

**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

Hertfordshire Structure Plan Review 1991 – 2011:

None

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  
Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005  
Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, January 2004

## **CONSULTATIONS**

Hertfordshire County Council Highways – Does not wish to restrict the grant of permission.

## **TOWN/PARISH COUNCIL COMMENTS**

North Mymms Parish Council did not object but commented that the forward projecting garage would appear to be out of keeping with street scene.

## **REPRESENTATIONS**

The application was advertised by site notice and neighbour notification letters.

Notification expired 19 January 2008.

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. 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.

Although the Council would generally discourage a garage or front extension which projects to the extent proposed, the impact in this particular case is reduced by the virtue of the adjacent dwelling No.67 Pine Grove being positioned approximately 8m forward of the application dwelling. Moreover approximately 15.5m separation distance from the highway would be maintained.

The design of the rear extension would not have an adverse visual impact upon the character and appearance of the existing dwelling or the streetscene. The flank wall of the proposed two storey rear extension would be nearer to the site boundary than the minimum requirement of 1m as outlined in Supplementary Planning Guidance. However, existing spacing within the streetscene would be maintained as the proposed extension would be in line with the existing flank elevation and would not be visible from the street. The extension would be constructed of materials that are in keeping with the existing dwelling and the character of the area. The proposals comply 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. Impact on Neighbour Amenity**

No.63 Pine Grove features an existing two storey rear extension which projects to a similar extent as the extension proposed at No.65. As a result the proposed two storey rear extension would not have an overbearing impact on the occupiers of No.63, neither would it have a detrimental impact upon the privacy or light amenity currently enjoyed by occupiers of this dwelling. The proposed extension would not result in unacceptable loss of amenity to No.67 Pine Grove due to adequate separation distances between the proposed extension and the site boundary. The windows proposed in the north flank elevation and the side window within the proposed first floor bay would be fixed and obscure glazed by way of planning condition. No letters of representation were received from occupiers of neighbouring dwellings. The proposals are therefore 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 R3 of the District Plan and SD1 of the Supplementary Design Guidance. There is a limited amount of information regarding the Energy Efficiency of the proposals.

**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 0801/03C received and dated 13 February 2009
3. C.5.2 – Matching Materials
4. C.7.9 – Fixed and Obscure Glazing (The north flank elevation of the proposed extension and the north facing window within the first floor bay)
5. Prior to the commencement of the development hereby approved, details of the proposed roof plan shall be submitted to the Local Planning Authority for approval in writing. Subsequently the development shall be built in accordance with the approved details

REASON: The amended plans for the garage submitted on the 13<sup>th</sup> Jan have not been updated with a proposed roof plan. Details are required to ensure that the design is in accordance with policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

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

The proposal has been considered against National Planning Policy PPS1 and Policy SS1 and ENV7 of the East of England Plan 2008 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP2, D1, D2, SD1, R3, M14 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:**

None

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