

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No: N6/2014/0757/FP

SITE ADDRESS: 113 Eddington Crescent, Welwyn Garden City

DESCRIPTION OF DEVELOPMENT: Erection of a single storey rear extension

RECOMMENDATION: APPROVAL WITH CONDITIONS

1. SITE AND APPLICATION DESCRIPTION:

The property at the application site is a semi-detached modern dwelling with a detached garage to the side and a garden to the rear. The site is located on the south side of the highway.

The application seeks for planning permission for erection of a single storey rear extension with a mono pitch roof slope.

2. SITE DESIGNATION: The site lies within Welwyn Garden City as designated in the Welwyn Hatfield District Plan 2005.

3. RELEVANT PLANNING HISTORY:

There is no planning history specific to this site, however permitted development rights were removed as part of the larger residential development at Land at Chequersfield.

4. CONSULTATIONS:

None

5. NEIGHBOUR REPRESENTATIONS:

No formal 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 have an impact upon the character and appearance of the host dwelling or the immediate surrounding area (Section 7 of NPPF, D1, D2, GBSP2, Supplementary Design Guidance)
- b) Whether the proposal would impact upon the residential amenities of adjoining neighbouring occupiers (D1)
- c) Other material planning considerations

8. ANALYSIS:

a) The Government attaches great importance to the design of the built environment. The National Planning Policy Framework (NPPF) notes that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Planning

decisions should aim to ensure that developments add to the overall quality of the area; respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. They should also be visually attractive as a result of good architecture and appropriate landscaping.

Furthermore, Policy D1 requires the standard of design in all new development to be of a high quality and Policy D2 requires all new development to respect and relate to the character and context of the area in which it is proposed. It notes that development proposals should as a minimum maintain, and where possible, should enhance or improve the character of the existing area. The Welwyn Hatfield District Plan Supplementary Design Guidance (SDG) supplements the policies contained in the District Plan. The SDG recommends that extensions should be designed to complement and reflect the design and character of the host dwelling and they should be subordinate in scale.

The rear (south) of the site backs on Green Belt. The proposed extension would project from the rear flank to a depth of approximately 3m, with a mono pitch roof with an eaves height of 2.5, meeting the original rear wall of the host dwelling at 3.3m. The extension would span across the almost the entire width of the property, stepped in from the boundary with the adjoining neighbour by approximately 0.1m.

The single storey rear extension would add additional mass and bulk to the rear of the property, however, by virtue of the pitched roof form, this bulk would diminish with height and when considered with the relatively high ridge of the host dwelling; it is considered that the proposed extension would be appropriate in scale and subordinate design. Additionally, given that it has been sited to the rear of the dwelling and when considering the presence of the existing detached garage, the extension would have a limited impact upon the Eddington Crescent streetscene.

Consequently, the proposal would be in accordance with Section 7 of the NPPF, and Local Plan policies D1, D2 and the Supplementary Design Guidance, Statement of Council Policy, 2005.

b) The impact of the proposed development on the residential amenity of neighbouring dwellings is measured in terms of the impact on neighbouring properties access to day/sun/sky light, privacy and overshadowing. The proposed conservatory would be built in close proximity to the adjoining boundary of No.111 Eddington Crescent.

When considering the 3.1m depth and orientation of the proposed conservatory in relation to these neighbouring properties, there would be a marginal impact to the sunlight afforded to the rear, in addition to moderate impact on outlook, when viewed from the neighbouring groundfloor habitable windows at No.111. However it is considered that this would not be detrimental to amenities of the adjoining occupier given the modest 2.5m eaves height and the extension's acceptable depth of 3m. Furthermore, the extension would not feature any additional windows to the east elevation and therefore would not reduce the existing level of privacy currently enjoyed by the occupiers of No.111.

The proposal is therefore acceptable in this respect, in accordance with Policy D1 of the Welwyn Hatfield District Plan, 2005.

9. CONCLUSION:

The proposed single storey rear extension would be of a high quality design which would relate to the appearance of the host dwelling and would not unduly impact the appearance of the surrounding area, given its limited prominence the streetscenes. Additionally, it would not cause any undue impact upon the residential amenities of adjoining occupiers. Therefore the proposal would be in accordance with Section 7 of the NPPF, and Local Plan policies D1, D2 and the Supplementary Design Guidance, Statement of Council Policy, 2005.

10. CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 91 of the Town and Country Planning act (As amended)

2. The development/works shall not be started and completed other than in accordance with the approved plans and details: EC/113/ 01_A & EC/113/ 02_A & EC/113/ 01A_A & EC/113/ 03_ A & EC/113/ 06_A received and dated 03/04/2014 & EC/113/ 04_A1 & EC/113/ 05_A1 received and dated 19/05/2014 unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

3. The brickwork, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations shall match the existing dwelling, unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

REASON FOR APPROVAL:

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed online or inspected at these offices).

INFORMATIVES:

None

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