

**WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT**  
**DELEGATED REPORT**

**APPLICATION No:** N6/2014/0815/FP

**SITE ADDRESS:** 6 Eddington Crescent, Welwyn

**DESCRIPTION OF DEVELOPMENT:** Erection of single storey rear extension

---

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

---

**1. SITE DESCRIPTION:**

The site is a mid-terrace two storey dwelling house with a rear garden.

**2. SITE DESIGNATION:**

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

**3. RELEVANT PLANNING HISTORY:** None

**4. CONSULTATIONS:** None

**5. NEIGHBOUR REPRESENTATIONS:**

No representations have been received from the public.

**6. MAIN PLANNING ISSUES AND RELEVANT PLANNING POLICIES:**

The main planning issues with this application are:

- a) Impact on character and appearance of the site and surrounding area (D1, D2, NPPF chapter 7)
- b) Impact on residential amenity of neighbouring properties (D1)
- c) Provision of sufficient parking provision (M14)

**7. ANALYSIS:**

a) No.6 is a mid terrace dwelling house set amongst others of the same design in this grouping, within a modern masterplanned development. It is set back from the street scene of Eddington Crescent along alongside the dwelling houses on either side fronts a green space. These houses do not feature alterations to their original design to the front, and no extensions to this grouping of houses appear evident at the rear. The rear of these houses are bounded by boundary fences to the side and walls to the rear. As such the character of the area is one in which the integrity of the design of this grouping of houses on this part of the street scene is maintained to a high degree.

The application property has not been extended and measures about 6.3m wide by 7.3m deep across two storeys, with a third level featuring dormers. The proposed extension would mostly measure about 3.6m deep, with some about 2.7m deep, across the full width of the rear elevation. It would be single storey in height with a low pitch lean-to roof. Given this footprint/size, and limited scale, and the absence of existing extensions to the house, the proposal would clearly be subordinate in size and scale to the original house. In doing so, this aspect would represent high quality

design as expected by policy D1 of the District Plan and satisfies the requirement of the Council's Supplementary Design Guidance (SDG) for residential extensions to sit subordinate in scale to the original property.

Whilst the roof pitch would not match that of the main house, doing so would result in the roof extending to mid first floor window level which would involve alterations to those windows, and thus the fabric and architectural design of this grouping of windows on this property and those adjacent, as well as resulting in a disproportionate scale for such an addition to the house. Given this, and due to the fact that its rear siting and terraced context would render it indiscernible from the public street scene of Eddington Crescent, in this instance the roof design is considered high quality as required by policy D1, and also respectful of its character and context as required by policy D2 and the SDG. The use of matching materials also complements the aims of these two policies and the SDG, and this outcome could be secured by a suitable planning condition if approved.

To the rear lies a private residential car park serving flats and houses, and combined with the tall rear wall and single storey scale of the works, the proposal would not lead to detrimental impacts upon a street scene in that direction.

The proposal therefore satisfies the requirements of the SDG, policies D1 and D2 and the broadly consistent design aspirations of the NPPF.

b) The impact of the proposal on the residential amenity of the occupiers of neighbouring dwellings is measured in terms of access to day/sun/sky light, overshadowing, causing an overbearing impact, loss of privacy/overlooking and whether it would cause detrimental impacts on outlook.

The proposal is not considered sufficient to cause adverse impacts to the amenities of the occupiers of adjacent properties, particularly Nos 4 and 8 to the east and west respectively, to a degree sufficient to warrant refusal. In coming to this conclusion, regard is given to the maximum depth of the proposal at about 3.5m, its single storey scale with low pitched roof, its dimensions and limited resultant mass and bulk, absence of windows to the side, and rear siting with boundary wall/fence treatments about 1.8m high in all directions with the house sited to its rear.

c) The proposed extension would house a laundry room and not a bedroom and as such would not require alterations to the level of parking provision. Therefore it would continue to satisfy policy M14 in this regard.

## **8. CONCLUSION:**

The proposal would maintain the character and appearance of the property and surrounding area and would not impact on the residential amenity of neighbouring dwellings.

## **9. CONDITIONS:**

1. C.2.1 Time limit for commencement of development

2. C.13.1 Development in accordance with approved plans/details: drawing number: 3254-P01 & 3254-E01 & 3254-OS1 & 3254-OS2 received and dated 7 April 2014.

**Post Development**

3. C.5.2 – Matching materials

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

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**.....