

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No: N6/2014/2243/FP

SITE ADDRESS: 12 De Soissons Close

DESCRIPTION OF DEVELOPMENT: Replacement of window with French doors to rear elevation

RECOMMENDATION: APPROVAL WITH CONDITIONS

1. SITE AND APPLICATION DESCRIPTION:

The application site is located south west of De Soissons Close a small cull de sac south-east of Welwyn Garden City and comprises of a ground floor flat within a three storey building located towards the end of a cul-de-sac. To the rear of the building is a small parcel of green space bordered by 6ft high fencing beyond which is Stanborough Park. The street scene is residential in character set within a small housing estate characterised by uniform spacing Soft landscaping is present with small grassland to the front and rear. The dwelling is finished in mixed red brick with pitched roof and concrete tiles.

The application seeks planning permission to replace the existing ground floor sash window on the rear elevation forming the main bedroom with French doors. The existing glazing bar design will be maintained within the windows of the French doors.

2. SITE DESIGNATION:

The site lies within the Welwyn Fringes Landscape Character Area as designated in the Welwyn Hatfield District Plan 2005.

3. RELEVANT PLANNING HISTORY:

N6/2004/0083/FP – Redevelopment of site with 10 houses and 14 flats. Granted 18th October 2004

4. CONSULTATIONS:

None

5. NEIGHBOUR REPRESENTATIONS:

No representations have been received from the public.

6. TOWN/PARISH COUNCIL REPRESENTATIONS

None

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) Other Material Planning Considerations

7. 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.

The nearby flat at no. 5 De Soissions Close has undertaken an identical alteration to replace the existing ground floor sash window on the rear elevation with French doors. For this reason the proposed alteration would not unduly alter the established character within the locality. Furthermore the proposal would be located to the rear of the building and at ground floor and therefore its viewpoint from the streetscene would be limited.

With regard to the detailed design and appearance of the proposal, the proposed materials would match the existing brickwork which would be conditioned in the event of an approval. Although the proposed fenestration to the rear would differ from the existing, the proposal is considered acceptably sensitive to the existing fenestration in the property. Therefore whilst there would be a change to the rear elevation given that the proposal; would retain the existing glazing bar design within the proposed French doors, and would be at ground level. Furthermore its design is not considered to detract from the existing character of the building and would be of a scale which is in keeping with the existing windows.

Overall it is considered that the proposed development is in accordance with National Planning Policy Framework; Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005.

b) The neighbouring properties at nos. 11 De Soissons is the most likely to be effected 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.

Having regard to the above and taking into consideration that access to the rear of the building is not prohibited by any of the residents to be used as recreational space. Additionally no fencing or means of enclosure exist between the ground floor properties or to the side of the building. Therefore whilst the French doors will allow easier access to the rear of the building from the property itself, with the addition of French doors on the rear elevation of the property it is not considered that the works

would detrimentally impact upon neighbouring amenity, in terms of overlooking, overshadowing and overbearing. Therefore the impact to 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) Landscape Character Area; Policy RA10 states that proposals for development in the rural areas will be expected to contribute, as appropriate, to the conservation, maintenance and enhancement of the local landscape character of the area in which they are located. The application site is located within the Welwyn Fringes Landscape Character Area. The objectives of this area are to improve and restore. Taking into consideration the scale of the proposal, it is not considered to detract from these objectives. The proposal therefore complies with policy RA10 of the Welwyn Hatfield District Plan, 2005.

8. CONCLUSION:

The proposed alteration would not increase the mass and bulk of the property, the development would not have an undue impact on the street scene and given there is an example of an identical alteration within the locality. Furthermore no neighbour representations have been received. The general design and appearance are considered acceptable, subject to planning conditions relating to the use of matching materials. Therefore the proposed development is considered to be in accordance with the National Planning Policy Framework, the Welwyn Hatfield District Plan 2005, Landscape Character Area; Policy RA10 and the requirements of the Supplementary Design Guidance.

9. CONDITIONS:

1. C.2.1 Time limit for commencement of development
2. C.13.1 Development in accordance with approved plans/details
Site Location Plan and Block Plan and Drw No. 01 and Elevation Plans received and dated 27 November 2014

Post Development

3. C.5.2 – Matching materials

REASONS 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 on the Councils website or inspected at these offices).

INFORMATIVE:

1. INF. 11

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