

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No: 6/2015/2334/HOUSE

SITE ADDRESS: 77 Eddington Crescent, Welwyn Garden City, AL7 4SX

DESCRIPTION OF DEVELOPMENT: Erection of rear orangery

RECOMMENDATION: APPROVE with CONDITIONS

1. SITE AND APPLICATION DESCRIPTION:

No. 77 comprises of a two storey semi detached dwellinghouse located to the south of Eddington Crescent which is residential in character. The property has a side rear garage abutting the shared vehicular access with no. 79 Eddington Crescent and has not been previously extended.

The proposal seeks consent to erect a flat roof single storey rear orangery built up to the east boundary of the dwellinghouse measuring a width of 7m, a depth of 3.8m with a height of 2.75m with a top rooflight.

2. SITE DESIGNATION:

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

3. RELEVANT PLANNING HISTORY:

N6/2013/2449/FP: Erection of a single store and two storey rear extension - Grant

N6/2013/1821/FP: Erection of two storey rear extension - Refused

N6/2011/0769/FP: Erection of single storey rear extension - Grant

4. CONSULTATIONS:

No objections have been received.

5. NEIGHBOUR REPRESENTATIONS:

No 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) The impact on the character and appearance of the existing property and the surrounding area (policies GBSP2, D1, D2 of the Welwyn Hatfield District Plan 2005 and Section 7 of the NPPF).
- b) The impact on the residential amenity of neighbouring properties (policy D1 of the Welwyn Hatfield District Plan 2005)

8. ANALYSIS:

a) The impact on the character and appearance of the existing property and the surrounding area.

The NPPF attaches great importance to the design of the built environment, Para 56 states,

“good design is a key aspect of sustainable development...and should contribute positively to making places better for people”. It stresses the need to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings and smaller developments like the proposed development. While it states that local authorities should not impose architectural styles or particular tastes, it reinforces that it is also important to consider local character and distinctiveness. In addition, it states that *‘permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions’*.

Local Plan Policies D1 and D2 aim to ensure a high quality of design and to ensure that development respects and relates to the character and context of the locality, maintaining and where possible enhancing the character of the existing area. The GBSP2 requires proposals to be compatible with the maintenance and enhancement of the character of the area. These policies are expanded upon in the Council’s Supplementary Design Guidance (SDG) which requires the impact of a development to be assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing building and area. These objectives are broadly consistent with a core principle of the NPPF that planning should seek to secure high quality design.

Paragraph 5.2 (i) of the Design Guide SDG gives advice that extensions should harmonise with the scale and architectural style of the original building, and the character of the area.

In this respect, the proposed rear extension is to be built up to the east boundary of the site and at a depth of 3.8m and a height of 2.8m, it is considered of a satisfactory design, size and form. No. 75 has no existing rear extensions but has a deeper rear building line to No. 77 of 1.85m. The windows to the proposed development are considered of a satisfactory design, alignment and siting, in proportion with the amount of brickwork and in character with the existing windows to the property.

In summary, the proposed development is considered of an appropriate design, scale and bulk which is in keeping with the character and appearance of the dwellinghouse, the adjoining dwellinghouses and the surrounding area and would achieve a high standard of design. As such, the development complies with Policy GBSP2, D1 and D2 of the adopted Welwyn Hatfield of the Local Plan and the Supplementary Planning Document: Residential Design Guide (2005).

Residential Amenity

b) The impact on the residential amenity of neighbouring properties (policy D1 of the Welwyn Hatfield District Plan 2005).

The National Planning Policy Framework states,

'Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'.

Policy D1 of the adopted Welwyn Hatfield Local Plan seeks to “ensure that the amenity and privacy of occupiers of existing and proposed dwellings is safeguarded. Para 5.7 of the Supplementary Design Guide states that all new developments should be designed, orientated and positioned in such a way to minimise overlooking between dwellings, which would affect their internal living areas and their private rear gardens or amenity areas.

The proposed extension is to be built up to the shared boundary with no. 75, the adjoining semi-detached dwelling that has no existing rear extensions. The rear flank of no. 75 projects 1.85m deeper than no. 77 and therefore at a depth of 3.8m and a height of 2.75m it is not considered that the proposed extension would result in any amenity implications in the form of a loss of light, outlook or over bearing impact.

The west flank of the proposed extension is set in 5.31m from the boundary of the site and would be obscured from public views to some extent by the existing high gable roof garage. The east flank of No. 79 is set in 4.7m from the west boundary of the application site and also has a side/rear garage built up to the applications site side garage. With a separation distance of some 10m between no. 79 and the proposed extension and that with two 1.8m high close boarded fences the proposal is not considered to result in any demonstrable harm to the amenity of no. 79 in the form of a loss of light or outlook.

For the reasons outlined above, the proposal is considered to have a satisfactory relationship with the adjoining properties and is in accordance with the relevant policies outlined above

9. CONCLUSION:

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations as set out above, this application is recommended for approval.

10. RECOMMENDATION:

That the application is approved subject to the following conditions:-

1. Time limit for commencement of development
2. Development in accordance with approved plans and details: 3756 – E01 & 3756 – P01 & 3756 – OS1 & 3756 – OS2 received 18/11/15
3. Materials to Match

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 inspected at these offices).

INFORMATIVES:

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