

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2019/1417/HOUSE
Location: 111 Eddington Crescent Welwyn Garden City AL7 4SX
Proposal: Installation of rear dormer window/balcony to facilitate loft conversion
Officer: Mr A Commenville

Recommendation: Granted

6/2019/1417/HOUSE

Context	
Site and Application description	<p>The application site comprises a two storey semi-detached dwelling contained within an average sized linear plot.</p> <p>Eddington Crescent is a narrow road with no parking restrictions. However on observation there is pressure on on-street car parking spaces during the day throughout the estate.</p> <p>The site is located within an established residential development and bounded to the south by Metropolitan Green Belt.</p> <p>Planning permission is sought for the erection of a rear dormer window and rooflight. Planning permission has recently been granted for a single storey side and rear extension and partial conversion of garage.</p>
Constraints (as defined within WHDP 2005)	<p>GB - Greenbelt - Distance: 0.87 ROW - FOOTPATH (WELWYN GARDEN CITY 067) - Distance: 4.29 Wards - Hollybush - Distance: 0 HPGU - Hatfield Woodhall - Distance: 0 HHAA - Hatfield Heritage Assessment Area(Green Corridor) - Distance: 0</p>
Relevant planning history	<p>Application Number: 6/2019/0728/HOUSE Decision: Refused Decision Date: 21 May 2019 Proposal: Installation of a dormer window to facilitate a loft conversion</p> <p>Application Number: 6/2017/0363/HOUSE Decision: Granted Decision Date: 26 April 2017 Proposal: Erection of a single storey side and rear extension and partial conversion of garage.</p> <p>Application Number: N6/2004/1483/DE Decision: Approval Subject to s106 Decision Date: 06 May 2005 Proposal: Reserved matters application following outline permission c6/0482/1988/op, for the erection of 309 houses and flats, access roads, garages and parking courtyards</p>

	<p>Application Number: C6/1988/0482/OP Decision: Approval Subject to s106 Decision Date: 29 September 2003 Proposal: Site for residential development on site of squash club and former secondary school</p> <p><i>Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 /9Amended) the provisions of part 1 and part 2, class A of Schedule 2 to that Order shall not apply to any dwelling constructed as part of this consent.</i></p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 11 July 2019 Site Notice Expiry Date: 1 August 2019		
Summary of neighbour responses	No representations have been received.		
Consultees and responses	The Gardens Trust - do not wish to comment.		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input checked="" type="checkbox"/> M14 Others: Supplementary Planning Guidance – Parking Standards, Interim Policy for Car Parking Standards and Garage Sizes <u>Draft Local Plan Proposed Submission August 2016</u> SP4 Transport and Travel SP9 Place Making and High Quality Design SADM2 Highway Network and Safety SADM11 Amenity and Layout SADM12 Parking, Servicing and Refuse			
Main Issues			
Is the development within a conservation area?			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Would the significance of the designated heritage asset be preserved or enhanced?			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			
Comment (if applicable):			
Would the development reflect the character of the area?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Comment (if applicable): Permitted development rights for extensions were removed in the original permission for these properties reference C6/1988/0482/OP however this does not cover the extension of roof space. The proposed dormer would be contained within the roof slope and would appear subservient to the roof of the dwelling. The proposal would respect the character and appearance of the dwelling, and surrounding area. Furthermore, given its siting within the streetscene, it would not be highly visible from the streetscene.			

In addition, the proposed rooflight would be modest in scale and would respect the character and appearance of the dwelling and surrounding area.

Would the development reflect the character of the dwelling?

Yes No N/A

Comment (if applicable): See explanations above.

Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)

Yes No N/A

Comment (if applicable): It is acknowledged that the amount of glazing proposed would result in an additional impact and some overlooking towards No.113 Eddington Crescent rear amenity space. However, while it is noted that no objections have been received, it is also noted that the extent of overlooking would be consistent with a neighbouring relationship generally expected between residential properties and would be to some extent comparable to the views from the existing first floor windows. It is therefore not considered that the scope of additional overlooking would be sufficient to be considered unacceptably harmful to the privacy of the occupants of No. 113.

For the above reasons, it is considered that while the erection of a rear dormer window would increase the impact upon this neighbour's amenity, it is not considered that this would result in such an additional impact upon the amenities of any neighbouring occupiers in respect of privacy and outlook impacts to warrant the refusal of the application.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable): Policy M14 of the District Plan 2005 and the Parking Standards SPG use maximum standards and are not consistent with the NPPF. Nevertheless the Council has adopted an interim Policy for Car Parking and Garage Sizes which identifies the car parking standards set out in the SPG Parking Standards as guidelines rather than maximums. Applications are determined on a case by case basis taking into account of the relevant circumstances of the proposal, its size context and its wider surroundings. The onus is on the applicant to demonstrate through submitted information that the level of car parking is appropriate.

The property once extended would be a 4 bedroom property. Three on site car parking spaces are required. However, only two parking spaces are available on site. Under the previous planning application, the proposal was refused on inadequate on-site parking. The reason invoked was that as a result of the existing parking pressures of on-street parking within the locality and the additional pressure to increase the number of vehicles on street, the proposal would have a harmful effect on the character of the surrounding area.

However, since the previous refusal being issued, next door planning permission for No. 107 Eddington Crescent LPA ref 6/2019/0396/HOUSE came into light. Two parking spaces were proposed while 3 parking spaces were required. It was acknowledged that the proposal failed to provide adequate on-site parking to accommodate three car parking spaces which would have resulted in increased levels of car parking on the public highway. However it was on balance considered that the level of harm would not justify the warrant of planning permission in that case for inadequate on-site car parking.

Therefore based on this recent planning permission for No. 107, it is considered that the previous reason for refusal has been overcome. The proposal would comply with Policies D1, D2 and M14 of the District Plan 2005, the Supplementary Design Guidance 2005, the Supplementary Planning Guidance on Parking Standards 2004 and the National Planning Policy Framework 2019.

Any other issues	None.
Conclusion	
Subject to conditions, the proposal would meet the provisions of both local and national planning policy. The proposed rear dormer window and rooflight would sufficiently preserve and relate to the character, appearance of the existing dwellinghouse and surrounding area and would not have any significantly adverse impacts on the residential amenity of neighbouring dwellings. Based on the recent planning permission given for No. 107 under LPA ref 6/2019/0396/HOUSE, it is considered that the reasons for refusal under the previous planning application for parking pressure have been overcome. Accordingly, the proposed development is therefore considered to comply with Policies D1, D2 and M14 of the Welwyn Hatfield District Plan 2005 and the NPPF.	

Conditions:

1. The brickwork, roof tile, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations must match the existing dwelling/building in relation to colour and texture.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.

DRAWING NUMBERS

2. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
2437 PL 04		Existing and Proposed Elevations	12 June 2019
2437 PL 03		Proposed Floor Plans	12 June 2019
2437 PL 02		Existing Floor Plans	12 June 2019
2437 PL 01		Location Plan and Existing and Proposed Roof Plans	12 June 2019

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

1. **POSITIVE AND PROACTIVE STATEMENT**

The decision has been made taking into account, where practicable and appropriate the requirements of paragraph 38 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 Council's website or inspected at these offices).

Informatives:

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.

Determined By:

Mr Chris Carter
5 August 2019