

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	N6/2007/1290/FP
ESTATE MANAGEMENT APPLICATION No:	W6/2007/1293/EM

NOTATION: The site is located within Welwyn Garden City as designated by the Welwyn Hatfield District Plan 2005 and in the Conservation Area.

DESCRIPTION OF SITE:

The application site is located within the Sherrardspark ward of Welwyn Garden City. The property in question is a detached two storey 1930's dwelling with a steep pitched roof. The property sits on a corner plot of 45m x 20m, set back from the road and bordering Scholars Mews.

DESCRIPTION OF PROPOSAL:

The application is for the erection of a replacement detached garage on the south eastern side of the property. The flat roofed garage is stepped back from the dwelling and runs along the boundary of the site with Scholars Mews. The garage is proposed to be rebuilt 0.5m longer in length and 0.3m wider than existing. The height would be increased from 2.4m to 2.95m including the parapet finish to the roof.

PLANNING HISTORY:

N6/2006/1696/FP – erection of single storey rear extension and front porch following demolition of existing rear extension and front porch – granted 9 January 2007;
W6/2006/1697/EM - erection of single storey rear extension and front porch following demolition of existing rear extension and front porch – granted 9 January 2007;
N6/2005/1425/FP – single storey rear extension and front porch, following demolition of existing rear extension and front porch – granted 10 January 2006;
W6/2005/1438/EM - single storey rear extension and front porch, following demolition of existing rear extension and front porch – granted 10 January 2006;
N6/1991/0768/FP – erection of conservatory – granted 14 October 1991; &
W6/1991/5323/EM – erection of conservatory – granted 14 October 1991.

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Hertfordshire Structure Plan Review 1991 – 2011:
None relevant.

Welwyn Hatfield District Plan 2005:
GBSP2 - Towns and specified settlements
D1 - Quality of design
D2 - Character and context
R22 – Development in Conservation Areas
Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

CONSULTATIONS

TOWN /PARISH COUNCIL COMMENTS:

None received.

BEAMS – no objections.

Council's arborist – considers that there is a need for a foundation design as it needs not to be below ground. They state that that the trees near to the garage are important and in need of protection and if there is not information available a condition would be appropriate.

REPRESENTATIONS

One. Period expired 24 September 2007.

Issues raised include:

- Incorrect representation of property 7 Sherrardspark Road on OS plan;
- Issues relating to the construction of the extensions previously approved.

DISCUSSION:

The main issues are:

- 1) Potential impact on the character and appearance of the site and surrounding area;**
- 2) Potential impact on the amenity of adjoining residents;**
- 3) Other material planning considerations.**

1. The application follows the recent permission for a single storey rear extension and front porch following demolition of existing rear extension and front porch which is currently under construction. The proposal is for the rebuilding of the existing detached garage on the southern side of the property. This garage is one of two on the site, the other being attached to the northern side of the dwelling. The existing garage is constructed of bricks to match the dwelling and this is not proposed to be any different with the rebuild.

The garage forms part of the boundary with Scholars Mews and as a result is visible from the highway and immediate surrounds. The remainder of the front side boundary consists of wire mesh fencing and landscaping over the fence to the rear. As such given the prominent location of the garage it is important to ensure that it blends with the existing dwelling on the site in terms of materials.

Overall the garage would be enlarged by a small amount; the main addition noticeable in the surrounding area would be that of the increase in height by 0.55m. This would however sit below the level of the approved rear extension visible behind it. It is not considered that the rebuilt garage would be out of keeping with the character of the site or surrounding area provided that materials match existing.

2. Given the siting of the garage away from neighbouring properties it would not impact upon the privacy or light afforded to immediately surrounding properties. The main issue would be that of the visibility to the properties within Scholars Mews, however this is not considered to cause harm to the amenity of these residents.
3. The garage lies in close proximity to two trees on the amenity land within Scholars Mews which are considered important to protect by the Council's arborist and as a result a material planning consideration. Without any information to support the application in terms of the type of foundations proposed, it is reasonable to impose a condition to ensure the health of the trees is not compromised.

CONCLUSION:

It is considered that the proposal is of an appropriate design with limited increase in size which would not detract from the character of the site or Conservation Area, nor would adversely affect the amenity of neighbouring properties. It would however be necessary to impose a condition to ensure the protection of the trees in the immediate surrounds of the southern part of the site and to ensure the blending with the character of the property with matching materials.

FULL PLANNING RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C.2.1

REASON

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. C.5.1

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.

3. Prior to commencement of works on site, details relating to the proposed foundations for the garage shall be submitted to and approved in writing by the Local Planning Authority. Any subsequently approved details shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure the protection of the trees on the amenity land immediately outside of the site.

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against development plan policies (Welwyn Hatfield District Plan 2005 D1, D2, GBSP2 & R22), in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see Officer's report which can be inspected at these offices).

ESTATE MANAGEMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1-5. EM01.a

REASON:

To comply with the requirements of the Estate Management Scheme.

SUMMMARY OF REASONS FOR THE GRANT OF PERMISSION:

It is considered that the proposed development does not have an unacceptably harmful impact on the residential amenity or the character of the area in which it is located. It is therefore in compliance with the Estate Management Scheme.

INFORMATIVES:

The applicant is reminded of the need for compliance with any necessary conditions imposed in relation to previous planning permissions on the site.

DRAWING NUMBERS:

1259/PL01 & 1259/PL10 and date stamped 29 August 2007.

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