

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	N6/2009/2288/FP
APPLICATION Site:	30 Sherrardspark Road

NOTATION:

The site lies within Welwyn Garden City in the Conservation Area as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application site consists of a detached dwelling located on the south western side of Sherrardspark Road where there are similar designed dwellings in the nearby locality. It main body of the dwellinghouse has a hipped roof and a rectangular footprint. On the south eastern side of the dwelling is a single storey element that has a flat roof encased by a parapet wall and consists of a garage. The site also consists of front and rear associated gardens, with parking provision for two cars to the front of the garage.

DESCRIPTION OF PROPOSAL:

It is proposed to erect a single storey rear and single storey side and rear extension. The extension would span the full width of the garage and extend a further 3.9 metres across the rear of the dwellinghouse. It would have a flat roof encased by a parapet wall and two roof lanterns are proposed. It would extend 3.7 metres beyond the rear elevation and stand to a height of 3.3 metres.

It is also proposed to raise the height of the rear 2.7 metres of the garage by 0.5 m to the top of the proposed parapet.

PLANNING HISTORY:

None

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy

PPS1: Delivering sustainable development

PPG 15: Planning and the Historic Environment

East of England Plan 2008

ENV6: The Historic Environment

ENV7: Quality in the Built Environment

SS1: Achieving Sustainable Development

Welwyn Hatfield District Plan 2005:

SD1: Sustainable Development

GBSP2: Towns and specified settlements

R3: Energy Efficiency

D1: Quality of design
D2: Character and context
M14: Parking Standards for New Development

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005
Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, January 2004

CONSULTATIONS

None

TOWN/PARISH COUNCIL COMMENTS

None

REPRESENTATIONS

The application was advertised by means of neighbour notification letters and site notice. No representations were received. Period expired 27 November 2009.

DISCUSSION:

- 1. Whether the proposal preserves or enhances the character and appearance of the conservation area**
- 2. Whether the proposed development would unduly impact on the residential amenity of any adjoining property;**
- 3. Whether the development would provide an adequate level of on site parking;**
- 4. Sustainable Development**

- 1. Whether the proposal preserves or enhances the character and appearance of the conservation area;**

PPG15 sets out the national policy for conservation areas and requires that extensions to existing dwellings should either preserve or enhance the character and appearance of the Conservation Area. Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan set out the general design approach to be adopted in respect of development proposals within the Borough. The Supplementary Design Guidance; Statement of Council Policy 2005 provides further detailed guidance as to how new development should respect and relate to the character and context of the area in which it is located.

The proposed single storey extension would be small in scale and clearly subordinate to the parent dwelling in terms of its height, depth and width. It has been designed with a flat roof, which is a typical design for an extension of this nature within the Garden City. In addition the parapet wall would serve to screen the two proposed lanterns from the wider area. The proposal would blend into the existing building and would be the same form as the original garage. In addition the brickwork and fenestration are proposed to match the existing.

The proposal would be raised above the existing garage roof by 500mm. However it would still be clearly subordinate to the parent dwelling and would not be visible from the line of sight of the majority of pedestrians from the street scene. Consequently it would not serve to unbalance this dwellinghouse or harms its visual amenity.

It is considered the proposal would preserve the character and appearance of this dwelling and the surrounding area in accordance with PPG15 and Policies, GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

Whether the proposed development would unduly impact on the residential amenity of any adjoining property;

The impact of the proposed development on the residential amenity of neighbouring dwellings is considered in terms of the impact on neighbouring properties access to day/sun/sky light, privacy and overshadowing. Giving consideration to the scale of the extension, the siting of windows in the adjoining properties and the orientation of the dwellings, it is considered that the proposed extensions would not have an unreasonable impact on the daylight or sunlight afforded to the neighbouring residency or the level of privacy they currently enjoy. Consequently the proposal would not have a detrimental impact on the amenity of adjoining occupiers in accordance with Policy D1.

Whether the development would provide an adequate level of on site parking;

The proposal would not increase the requirement for onsite parking provision in accordance with the SPG Parking Standards, Adopted January 2008. The number of parking spaces associated with this dwelling would not be altered as a result of the proposal. Consequently it is considered that sufficient on-site parking provision would be maintained.

Sustainable Development

The applicant has submitted a statement assessing the proposals against the sustainability checklist contained within the Supplementary Design Guidance. The proposals are considered to be in accordance with policies R3 of the District Plan and SD1 of the Supplementary Design Guidance.

CONCLUSION:

It is considered that the proposal, due to siting, scale and design, would preserve the character and appearance of the surrounding area in accordance with PPG15 and Policies GBSP2, D1 and D2.

The proposal would not have a detrimental impact on the amenity of the adjoining occupiers in accordance with Policy D1 and would accord with the aims of sustainable development.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C.2.1 – Three Year Time Limit

REASON

In order to comply with Section 91 of the Town and Country Planning Act (As amended)

2. C.13.1 - The development/works shall not be started and completed other than in accordance with the approved plans and details 1084/P/01 received and dated 14 October 2009 and 1084/P/02 A received and dated 13 November 2009 and unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

3. C.5.1 – Sample materials

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.

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against Planning Policy Statement/Guidance PPS1 and PPG15, East of England Plan 2008 policies SS1, EV6, ENV7, and development plan policies SD1, GBSP2, R3, M14, D1 and D2 of the Welwyn Hatfield District Plan 2005, 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.

INFORMATIVES:

None

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