

## DELEGATED REPORT

<b>APPLICATION NUMBER</b>	N6/2005/1425/FP
<b>LOCATION</b>	5 Sherrardspark Road, Welwyn Garden City
<b>PROPOSAL</b>	Erection of single storey rear extension and front porch following demolition of existing rear extension and front porch.

### THE SITE

The site is located along Sherrardspark Road, Welwyn Garden City. The application property is a traditional two storey detached dwelling situated on a corner plot set back from the road. This site is situated in the Welwyn Garden City Conservation Area.

### THE PROPOSAL

This application proposes the erection of a single storey rear extension and front porch following demolition of the existing rear extension and front porch.

### PLANNING HISTORY

N6/1991/0768/FP - Erection of conservatory – APPROVED October 1991

### SUMMARY OF RELEVANT DEVELOPMENT PLAN POLICIES

Hertfordshire Structure Plan Review 1991- 2011:

**None**

Welwyn Hatfield District Plan 2005:

**D1** – Quality of design

**D2** – Character and Context

**R22** – Development in Conservation Areas

### Supplementary Design Guidance

### REPRESENTATIONS

Application advertised by means of neighbour notification letter and site notice.

BEAMS – no objections

Council's Arborist – 'There is a large Oak tree in the rear garden that is highly visible in terms of amenity and worth protecting throughout the development. The proposed extension is going to follow the approximate line of the raised

patio and so I don't feel that the extension should have an impact on the tree, as there is sufficient distance from the tree.

I am a little concerned about the extended patio as this will bring the hardstanding closer to the tree, however I took the DBH of the tree which I estimated to be 0.45 which would require a distance of 5.4m of clearance away from the tree. If the plans are correct, the tree is 6m away from the extent of the patio and so the disruption should be within acceptable limits.

The only recommendation that I would give would be a condition to fence 5.4m away from the tree in order that no materials are stored within the rear garden as this is quite a tight site and I wouldn't want the tree compromised by poor site management'.

#### 7 Sherrardspark Road:

- Two incorrect points on the plans. Firstly, the plan shows 7 Sherrardspark Road being further away from the boundary than it actually is. In reality, the flank of number 7 at ground floor level is approximately 3ft away from the boundary. Secondly, the side elevation (north west facing) indicates an existing close boarded timber boundary fence, although this is incorrect. The fence belonging to number 5 is in fact a 3ft plastic chain link fence on concrete posts and the responsibility of number 5. The finished paving level of number 7 is some height above that of number 5 and the internal height of the large bay window to the rear at number 7 is even higher.
- The suggested enlarged porch would come in front of the building line, being the outer limit of the bay windows at nos. 7 and 9 Sherrardspark Road, which I consider unacceptable to the design and appearance of this group of properties in this part of the road within the Conservation Area.
- The porch design also includes glazing of double the size of the existing, which I consider out of scale with other windows on the front elevation. In addition the flat roof rather than the pitched gives the appearance of a large box stuck on the house.
- At present we have privacy from the present patio area. The proposed side wall of the extension has windows only partially screened by the boundary wall due to the change in levels. The new extended patio area gives access and a new outdoor living space adjoining the boundary of no. 7, and the existing fencing is not shown on the plan and will not screen my paved area or living room bay window.
- Would like to see an extended boundary screening within the application to create sufficient privacy.

## **DISCUSSION**

The main issues in the determination of this application is whether or not the proposal would impact on the residential amenities of the neighbouring properties and is of satisfactory design and context for the Conservation Area and therefore accords with the relevant policies in the Welwyn Hatfield District Plan.

This application proposes the erection of a single storey rear extension and front porch following demolition of an existing rear extension and front porch. The existing porch measures 1.8m x 1.1m and the replacement porch will follow a similar footprint but measure 2.5m x 2m. the porch would have a flat felt roof and facing bricks to match the existing dwelling. The two flank windows in the proposed porch will be larger than the existing, however are considered acceptable. The porch would protrude 1 metre in front of the line of the bay windows at 7 and 9 Sherrardspark Road however, it is considered that the property is situated back off the road and it would not have an unacceptable impact upon the Conservation Area and therefore would not warrant a refusal. The porch is considered acceptable and although it would be larger than the existing, it is considered to be an appropriate scale and design within the context of the existing dwelling and Conservation Area. A similar porch currently exists at 30 Sherrardspark Road.

The existing dwelling currently features two garages on each flank boundary. The garage on the north west boundary adjacent to 7 Sherrardspark Road lies flush with the front of the dwelling. It is proposed to demolish an existing rear conservatory and an existing rear extension and build partly in its place the single storey rear extension proposed in this application. The existing rear elevation is of an irregular shape with the existing rear extension protruding 5.1 metres from the rear line of the original property and sitting 2.1 metres away from the neighbouring boundary at 7 Sherrardspark Road. The proposed extension would replace the demolished extension infilling a gap between the garage adjacent to 7 Sherrardspark Road and the main dwelling. The extension would protrude 4.1 metres from the rear of this existing garage then stretch across 10.8 metres to wrap round the corner and rear of the existing dwelling. On the north east side of the property the extension would protrude 2.4 metres from the rear of the property, 6.7 metres away from the boundary.

The single storey rear extension would have rear facing French doors to match the design of existing rear facing French doors at the property. The north east flank of the extension would have French doors looking towards the flank boundary. These are considered acceptable and would not cause any overlooking or loss of privacy as they are situated 6.7 metres from the boundary adjacent to Scholars Mews and look onto an existing garage and side gate. The north west flank of the proposed rear extension would have two high level windows to serve a living room, these windows are situated 2.1 metres from the neighbouring boundary. It is considered that they would not cause any loss of privacy, as the windows would be high level and face an existing 2.1m high boundary wall. A condition has been imposed requiring the living room windows overlooking the boundary of 7 Sherrardspark Road to be obscure glazing incapable of being opened below 1.8m in height, this is to ensure privacy for the neighbouring occupier. It is proposed to finish the extension in facing bricks to match the existing dwelling and have a flat felt roof with parapet walls. The height to the top of the parapet walls is 3.2 metres. A rooflight is proposed in the roof of the proposed rear extension that would protrude at a height of 0.4m and is of a shape that mirrors the rear roofline. Due to the projection of the rooflight and the height of the parapet

walls this is considered unacceptable, and results in a roofline that is uncommon in the Welwyn Garden City Conservation Area. Accordingly, a revised plan condition has been imposed to ensure the lowering of the parapet and removal of the projecting skylight. It is recommended that the parapet wall be lowered by a minimum of two brick courses.

The plans also outline an extended patio area that would extend across the entire rear of the property at a depth of approximately 3m from the rear of the proposed extension. This patio area is considered appropriate and although the finished paving levels between 5 and 7 Sherrardspark Road may differ it is not considered that this would adversely affect the residential amenities of the neighbouring properties.

With regard to the Oak tree situated within the rear garden the Council's Arborist believes the proposal would not harm the tree and is a sufficient distance away from the proposal to allow it to survive. A condition has been imposed to protect the tree during the construction period to ensure no unnecessary damage occurs to the tree due to poor site management.

## **CONCLUSION**

It is considered that the proposal is an appropriate scale within the context of the Conservation Area and subject to the amendments discussed, there will not be an unacceptable impact on the residential amenity of the neighbouring properties or the character and appearance of the Conservation Area.

## **RECOMMENDATION**

Recommend approval subject to conditions

## **CONDITIONS**

1. SC01 – Three Year Time Limit
2. SC19 – (Materials) Details or Samples
3. SC32 – Obscure Glazing

The living room windows in the elevation of the proposed extension shall be glazed with obscure glass, and shall be fixed so as to be incapable of being opened below a height of 1.8 metres above floor level, and shall be retained in that form thereafter.

## **REASON**

To prevent any overlooking or loss of privacy to adjoining properties, and to comply with the relevant policies in the Welwyn Hatfield district plan 2005.

4. No development shall take place until a revised plan has been submitted to and approved by the local planning authority in writing showing the following amendments, which shall be incorporated into

the design for the development hereby permitted. Subsequently, the development shall be implemented in accordance with the approved plan, unless otherwise agreed in writing by the local planning authority.

Amendment:

1. Lowering of parapet wall on rear and side extension.

REASON: To protect the character and architectural detailing of the property and the character and appearance Welwyn Garden City Conservation Area in accordance with Policies D1, D2 and R22 of the Welwyn Hatfield District Plan 2005.

5. Before any other works on site are commenced in relation to the development permitted, a one metre high chestnut pale fence, or other suitable barrier shall be erected around the outer limit of the crown spread of the trees on site shown to be retained on the approved plan. This fencing shall be retained in this position until the whole of the development is completed. During this period no materials whatsoever shall be stored, fires started or service trenches dug within these enclosed areas without the written consent of the Local Planning Authority.

REASON

To ensure that the existing trees shown to be retained, are safeguarded during building operations.

## **SUMMARY OF THE REASONS FOR THE GRANT OF PERMISSION/ CONSENT**

SUM P2

### **INFORMATIVES**

None

### **DRAWING NUMBERS**

Drawing no. PLO1 – Existing Plans and Elevations – received 16<sup>th</sup> November 2005

Drawing no. PLO2 – Proposed Plans and Elevations – received 16<sup>th</sup> November 2005