

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	<u>W6/2006/1651/FP</u>
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NOTATION: The site is located within Welwyn Garden City and the Welwyn Garden City Conservation Area as designated by the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The property is situated in the Sherrardspark ward of Welwyn Garden City opposite the junction of Mandeville Rise with Sherrardspark Road. The site measures approximately 55m deep and 10m wide. The property is two storeys in height with a single storey flat roof side extension to the south-eastern side of the property which consists of a garage and laundry room and a two storey extension to the south-western side of the property.

DESCRIPTION OF PROPOSAL:

The applicant seeks permission for a single storey rear extension which would project from the rear of the property by 2.1m and span the rear of the dwelling by approximately 3.7m. One double glazed window is proposed on the extension measuring 1800mm x 1050mm. Box guttering is proposed leading into a new rainwater pipe on the eastern side of the extension. The proposed development would allow for a larger kitchen within the property and would extend to the same building line as the existing laundry room attached to the side of the dwelling. It is proposed that facing bricks to match the existing property would finish the extension with engineering bricks on the edge and tile creasing at the roof line.

PLANNING HISTORY:

W6/1991/5359/EM – granted 11 November 1991 – installation of window and internal alterations to store to form utility room;
W6/1995/5131/EM – granted 3 April 1995 – erection of greenhouse;
N6/1999/0334/FP – granted 6 September 1999 – erection of two-storey rear extension;
N6/1999/0957/FP – granted 10 January 2000 – two storey rear extension (variation of planning application N6/0334/99/FP);
W6/1999/5152/EM – granted 6 September 1999 – erection of two storey rear extension; &
W6/2000/0230/EM – granted 13 March 2000 – two storey rear extension.

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

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

CONSULTATIONS

BEAMS – no comments received.

TOWN /PARISH COUNCIL COMMENTS:

None received.

REPRESENTATIONS

The application was advertised by site and press notice and neighbour notification letters to:

30 Sherrardspark Road &
5 Mandeville Rise.

Notification commenced on 12 December 2006 and expired on 2 January 2007.
No letters of representation were received.

DISCUSSION:

The main issues are

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

- 1) The proposed development would be located at the rear of the property and as such would not impact on the frontage of the site, although would be visible from neighbouring rear gardens which back onto one another.

In terms of its location, the site is within the Conservation Area and as such consideration must be given to this particular constraint covering the area and consideration of the proposal assessed against relevant design and conservation area policies of the Welwyn Hatfield District Plan Review and supplementary design guidance.

The overriding aim within the Conservation Area is to preserve and enhance the uniqueness of the area and as such the character of the area should not be harmed by inappropriate development. The extension as proposed would not be dissimilar in appearance to the garage and laundry room to the side of the dwelling in terms of scale and materials. One window is proposed to be inserted into the extension to match those of the existing dwelling. The scale of the development would not add significant bulk to the existing dwelling but would instead respect the building line of the property and materials and as such would not detract from the character and appearance of the site and the surrounding area.

- 2) Given the substantial plot sizes of adjoining properties and the small scale nature of the development especially compared to the size of the dwelling, the extension would not harm the amenity of adjoining residents. There would not be any issues of overlooking from adjacent properties and as the garden rises to the rear the impact of a single storey extension is minimal. There is mature landscaping to the rear of the garden and the nearest neighbour located some distance from the boundary.

3) None.

CONCLUSION:

It is considered that the small scale nature of the proposal and the design and massing of the extension reflecting the adjacent laundry room this does not detract from the character and appearance of the Conservation Area and as such permission should be granted subject to relevant conditions.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. SC01 – Three Year Time Limit

REASON

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

2. SC19 – (Materials) Details or Samples

REASON

To ensure that the external appearance of the development is not detrimental to the character of the locality.

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against development plan policies (Welwyn Hatfield District Plan 2005 GBSP2 - Towns and specified settlements, D1 - Quality of design, D2 - Character and context), 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).

INFORMATIVES:

None

DRAWING NUMBERS:

Site Location Plan, Block Plan, Floor Plan, Section A-A, Box gutter detail & Elevations 01, dated November 2006 and date stamped 6 December 2006.

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