

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	N6/2008/2492/FP & W6/2008/2493/EM
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NOTATION: The site lies within the settlement of Welwyn Garden City and the Welwyn Garden City Conservation Area as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE: 2 Reddings is a detached residential dwelling site on the corner with Roundwood Drive. The dwelling has a gable roof with low lying eaves, and there are two inset dormer windows in the front and one in the rear of the roof. A single storey garage is attached to the rear of the property and it is accessed from Roundwood Drive. To the rear of the garage is a utility room. In addition a single storey addition has been added to the eastern side of the dwelling.

Due to the arrangement of properties in this section of the street scene, the main body of amenity space is sited to the east of the dwelling, which is to the side of the dwelling when viewed from Reddings. Subsequently the garden adjoins Reddings and the boundary between the two is formed by 3-4 metre high conifers.

DESCRIPTION OF PROPOSAL: It is proposed to erect a two storey side extension and a single storey rear extension.

The two storey extension would be sited on the eastern flank elevation. It would form a 5.2 metre wide gable end and an inset dormer window would be sited in the front elevation. The gable would stand to a height of 6.6 metres to the ridge and would be 3.6 metres in depth.

The single storey extension has been designed with a flat roof encased by a parapet wall. The utility room would be replaced and the resultant single storey element to the rear of the garage would be 10 metres in width, 2.7 metres in depth and would be 2.9 metres in height.

An inset dormer window is also proposed in the front of the roof. It would be sited centrally above the front door.

PLANNING HISTORY:

None relevant

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy

PPS1: Delivering sustainable development

PPG15: Planning and the Historic Environment

East of England Plan 2008

SS1: Achieving Sustainable Development

SS2: Overall Spatial Strategy

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:

SD1: Sustainable Development

GBSP2: Towns and specified settlements

D1: Quality of design

D2: Character and context

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

SUMMARY OF ESTATE MANAGEMENT POLICIES:

EM1 – Extensions and Alterations

CONSULTATIONS:

HCC as the transport authority: They do not wish to restrict the grant of permission

TOWN/PARISH COUNCIL COMMENTS: None

REPRESENTATIONS: No letters were received from neighbours. Period expired 17th February 2009.

Welwyn Garden City Society - object to the Estate Management Application (W6/2008/2492/FP):

The Welwyn Garden City Society objects to this application. This proposal, by virtue of its design, form, siting and scale, would fail to respect the design and form of the existing dwelling and form an overly dominant feature on the dwellinghouse that would fail to be subordinate in scale. Accordingly it is considered that the proposal would fail to preserve or enhance the character and appearance of the conservation area contrary to PPS1, PPS3, PPG15 and Policies SD1, GBSP2, R22, D1 and D2 of the Welwyn Hatfield District Plan 2005 and the Supplementary Design Guidance; Statement of Council Policy 2005. The application should be refused.

DISCUSSION: The main issues are:

- 1. The impact of the development on the character and appearance of the application site and the Conservation Area, and the impact on the amenity and values of the Garden City.**
- 2. The impact on the amenity of neighbouring residents**
- 3. Other Material Planning Considerations**

1. Policy D1 (Quality of Design) of the Welwyn Hatfield District Plan 2005 encourages a high quality of design for new developments. Policy D1 links to The Council's Supplementary Design Guidance; Statement of Council Policy 2005 expects that "extensions should be designed to complement and reflect the design and character of the dwelling and be subordinate in scale." Policy D2 (Character and Context) requires that all new design respects and relates to the character and context of the area. PPG15 (Historic Environment) requires all new development to preserve the character and appearance of the surrounding area.

The proposed single storey rear extension would be sited to the rear of the existing garage and the rear elevation of the extension would adjoin the northern boundary shared with neighbours at 23 Roundwood Drive. It would have a flat roof, encased by a parapet wall, would be of matching facing brickwork and would be widely screened from the surrounding area. It is considered that the scale, design and siting of the extension would have no material impact on the character and appearance of the area and is considered to be appropriate in this location.

The two storey element of the proposal would be sited in a more prominent location. Its form and fenestration would respect the parent dwelling, and it would also be of matching facing brickwork. The gable would be set in from the front and rear elevation and subsequently the ridge and eave height would be lower. Accordingly it is considered that the proposal would be subordinate in scale and the proposal would sufficiently preserve the character of this dwelling

The dormer window would be sited centrally in the front of the roof, between the two existing dormers. It would respect the existing fenestration and would not unbalance the property. It is considered that this element of the proposal would also preserve the visual amenity of this property.

It is considered that the proposal would preserve the character and appearance of this site and the surrounding Conservation Area in accordance with PPG15 and Policies GBSP2, D1 and D2 and would maintain the amenities and values of the Garden City in accordance with policy EM1.

2. The single storey extension would be sited approximately 3 metres and the two storey extension would be positioned to be approximately 10 metres from the nearest dwelling of 23 Roundwood Drive. 23 Roundwood Drive is sited to the north of the application site, although it is considered that the degree of separation combined with the scale of the proposal ensures that the proposed side extension would not have an unreasonable impact on the light that is afforded to the neighbouring residents.

The majority of the windows would face onto the main area of amenity space to the eastern side of the dwelling and 4 Reddings is largely screened by the vegetation at the base of the garden. One window in the single storey extension would face towards 23 Roundwood Drive, although this would only face out onto the boundary treatment. It is considered that the proposed development would not have a detrimental impact on the privacy of the neighbouring residents to an extent that would justify the refusal of the application on those grounds.

3. The application has included a sustainability statement which notes that the proposal has been designed to meet current building regulations standards. The statement has also taken consideration of the benefits water conservation and waste management. Considering the development would comprise extensions to an existing dwelling, these provisions are considered to be a reasonable effort to meet the requirements of Policy R3 of the Welwyn Hatfield District Plan 2005.

There are no other material planning considerations of relevance to the determination of this planning application.

CONCLUSION: The proposed extension would preserve the character and appearance of the site and the surrounding conservation area in accordance with Planning Policy Guidance Note 15 and policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005 and the Supplementary Design Guidance; Statement of Council Policy 2005, and would maintain the values and amenities of the Garden City in accordance with policy EM1.

The proposed development would not affect the amenity of neighbouring residents to an extent that would justify the refusal of the application on those grounds.

RECOMMENDATION application N6/2008/2492/FP: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C.2.1 – THREE YEAR TIME LIMIT

REASON

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (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 1:1250 Site Location Plan received and dated 29 DEC 2008 and 2414-P-01 C received and dated 13 FEC 2008 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.5.2 – MATCHING 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.

RECOMMENDATION for estate management application W6/2008/2493/EM: APPROVAL WITH CONDITIONS

CONDITIONS:

1-5. EM01a

REASON

To comply with the requirements of the Estate Management Scheme.

6. The development/works shall not be started and completed other than in accordance with the approved plans and details 1:1250 Site Location Plan received and dated 29 DEC 2008 and 2414-P-01 C received and dated 13 FEC 2008 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.

7. EM03a

REASON

To protect the character and appearance of the property in accordance with the requirements of the Estate Management Scheme.

SUMMARY OF REASONS FOR THE GRANT OF PLANNING PERMISSION:

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPG15, East of England Plan 2008 and development plan policies GBSP2, SD1, 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.

SUMMARY OF REASONS FOR THE GRANT OF EM 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: None

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