

**WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL**  
**DELEGATED REPORT**

<b>APPLICATION No:</b>	<b>N6/2011/2255/S73B</b>
<b>APPLICATION Site:</b>	<b>2 Reddings</b>

**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 located 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:**

N6/2008/2492/FP - Erection of two storey side and single storey rear extensions and insertion of a dormer window – Granted 17/02/2009

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Policy

PPS1: Delivering sustainable development

PPS5: Planning and the Historic Environment  
PPS9: PPS9: Biodiversity and Geological Conservation  
PPG13: Transport

East of England Plan 2008  
SS1: Achieving Sustainable Development  
ENV7: Quality in the Built Environment  
T14: Parking

Hertfordshire Structure Plan Review 1991 – 2011:  
None

Welwyn Hatfield District Plan 2005:  
SD1: Sustainable Development  
GBSP2: Towns and specified settlements  
R3: Energy Efficiency  
M14: Parking standards for new developments  
D1: Quality of design  
D2: Character and context

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

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

## **CONSULTATIONS**

**Hertfordshire County Council, Transportation Planning and Policy - No objection.**

## **TOWN/PARISH COUNCIL COMMENTS**

None

## **REPRESENTATIONS**

This application has been advertised by neighbour notifications and no representation has been received. Period expired 14 November 2011.

## **DISCUSSION:**

**The main issues are:**

- 1. Background**
- 2. Impact on the character and appearance of the surrounding area.**
- 3. Impact on the amenity of neighbouring properties.**
- 4. Whether sufficient on-site parking provision is maintained.**
- 5. Whether the proposal complies with the sustainability aims of the Development Plan.**
- 6. Impact on Protected Species**
- 7. Other material planning considerations**

### **1. Background**

This application proposes to extend the time limit of planning permission N6/2008/2492/FP, which expires on 17 February 2012. Application N6/2008/2492/FP granted planning permission for the erection of two storey side and single storey rear extensions and insertion of a dormer window. The proposed

extension is the same design, scale and form as that granted in previous planning application. The primary consideration in this application is, therefore, whether the policy context has changed or whether there are any new material planning considerations that would warrant a different recommendation for this application.

## **2. Impact on the character and appearance of the surrounding area**

Policies GBSP2, D1 and D2 of the adopted Welwyn Hatfield District Plan apply which seek to provide a good standard of design in all new development and require that all new development respects and relates to the character and context of the area in which it is to be sited. These policies are expanded upon in the Council's Supplementary Design Guidance which requires that residential extensions should be complementary in design and be subordinate in size and scale to the existing dwelling. The impact of a development is assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing building and area.

The siting, scale, form and detailed design of the proposed extension are the same as that approved in application N6/2008/2492/FP. In this context the policy considerations have not changed. The only change to the policy context is the replacement of Planning Policy Guidance Note15: Planning and the Historic Environment with Planning Policy Statement 5: Planning for the Historic Environment. The new policy has altered the way in which an application would be initially assessed; for example, consideration is now specifically given to the value of the part of the heritage asset to be altered and the subsequent level of protection that it should be given. However, in this instance, it is not considered that the alterations to the policy context would alter the conclusions drawn in the previous application. Similarly, the Local Planning Authority is not aware of any new material planning applications that would now warrant a different decision on this application.

It is still considered that the proposed development, by virtue of its siting, scale, form and detailed design, would sufficiently maintain the character and appearance of the application site and the wider area in accordance with GBSP2, D1 and D2.

## **3. Impact on the amenity of neighbouring properties**

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, overbearing and privacy.

The policy context has not changed and the LPA are not aware of any other new material planning considerations that would alter the conclusions drawn in the previous application.

It is therefore considered that the proposal would still not have a detrimental impact on the amenity of adjoining occupiers in accordance with Policy D1.

## **4. Whether sufficient on-site parking provision is maintained**

Parking is considered in terms of the maximum standards outlined in the Council's Parking Standards, Adopted January 2008. For the purposes of these standards the application site is within Zone 3.

The proposed parking arrangements have remained unaltered. It is therefore still considered that the proposal would comply with the requirements of Policy M14.

## 5. 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.

## 6. Protected Species

The presence of protected species is a material consideration, in accordance with PPS9 (Biodiversity and Geological Conservation), Natural Environment & Rural Communities (NERC) Act 2006 (section 40), Wildlife and Countryside Act 1981 as well as Circular 06/05. In the UK the requirements of the EU Habitats Directive is implemented by the Conservation of Habitats and Species Regulations 2010 (the Conservation Regulations 2010). Where a European Protected Species ('EPS') might be affected by a development, it is necessary to have regard to Regulation 9(5) of the Conservation Regulations 2010, which states: *"a competent authority, in exercising any of their functions, must have regard to the requirements of the Habitats Directive so far as they may be affected by the exercise of those functions."* The Conservation Regulations 2010, (Regulation 41) contains the main offences for EPS animals, however the existing site and development is such that there is not a reasonable likelihood of EPS being present on site nor would an EPS offence be likely to occur. It is therefore not necessary to consider the Conservation Regulations 2010 further.

## 8. Other Material Considerations

**East of England Plan 2008:** On 10th November 2010, The High Court quashed the decision of the Secretary of State for Communities and Local Government to unilaterally revoke Regional Spatial Strategies in England on two grounds:

- That he acted outside his statutory powers in circumventing the need for parliamentary scrutiny of such a fundamental change to the national planning system; and
- He failed to consider the likely environmental effects of revoking Regional Strategies.

Whilst the Government is still committed to the abolition of Regional Spatial Strategies through the Localism Bill, which began its passage through Parliament at the end of last year, the policies in the East of England Plan are re-established and form part of the development plan again and are therefore a material consideration which can be taken into account in reaching a decision.

The application has been considered against policy(ies) in the East of England Plan, which at the time of this decision forms part of the development plan for the borough.

### CONCLUSION:

The only change in the policy context since the approval of the previous application is the introduction of Planning Policy Statement 5. It is not considered that the changes from PPG15 to PPS5 would materially alter the consideration of this application. The Local Planning Authority is not aware of any new materials planning considerations. Consequently it is considered the proposal to extend the time limit be granted subject to the same conditions.

**RECOMMENDATION: APPROVAL**

1. C.2.1 – Three Year Time Limit
  
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 December 2008 and 2414-P-01 C received and dated 13 February 2008 unless otherwise agreed in writing by the Local Planning Authority.

**PRE-DEVELOPMENT**

3. C.5.1 - Sample Materials

**SUMMARY OF REASONS FOR THE GRANT OF PLANNING PERMISSION:**

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPS5, PPS9 East of England Plan 2008 policies SS1, ENV7, T14 and development plan policies GBSP2, SD1, R3, R29, M14, D1 and D2 of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which, at the time of this decision 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.....**