

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	<u>N6/2007/459/FP</u>
ESTATE MANAGEMENT APPLICATION No:	<u>W6/2007/466/FP</u>

NOTATION:

The site is located within the Conservation Area of Welwyn Garden City as designated by the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The site comprises a detached two storey residential dwelling with a flat roof link garage on the eastern side. The property is gable fronted with small dormer windows on the east and west sides of the roof slope. The dwelling is located on the south side of Roundwood Drive backing onto a footpath beyond mature screening to the rear of the garden. The front garden is laid to lawn with a footpath and driveway.

DESCRIPTION OF PROPOSAL:

The application seeks permission for the erection of a single storey extension to the side and rear of the property. It would create an additional 29.22sqm of floorspace which represents a 16.7% increase of the original dwellinghouse. The extension would create additional living space forming an extended kitchen and dining area.

The extension is proposed on land currently used as a paved patio area protruding 4.9m from the rear of the utility room and garage with a bay window and doorway protruding and additional 1.3m leading to the rear garden. The extension would be located within 0.6m of the eastern site boundary with No.7. It would be constructed of red facing bricks with windows and French doors of a style to match those of the existing property.

A parapet wall of 3.4m in height is proposed which would result in the need for the parapet wall to the front and side over the garage to be raised by 300mm behind which there are two rooflights proposed which would not be visible above the parapet.

Other works proposed to be carried out include the enlargement of the driveway to accommodate an additional car and new gate and fence to the western side of the front of the dwelling in place of the trellis.

PLANNING HISTORY:

None.

SUMMARY OF DEVELOPMENT PLAN POLICIES:

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

CONSULTATIONS:

TOWN/PARISH COUNCIL COMMENTS:

None received.

REPRESENTATIONS:

This application has been advertised and 0 representations have been received. Period expired 23 April 2007.

DISCUSSION:

The main issues are:

- 1) Potential impact on the character of the site and surrounding area;**
- 2) Potential impact on the amenity of neighbouring properties;**
- 3) Other material planning considerations.**

1) The proposed extension would infill a paved patio area between the dwelling and east side boundary of the site to the rear of the utility space and garage. The main impact would be on the rear elevation of the property, although the development would also be visible above the fence line dividing No.7 and No.9 and as such would have some degree of impact upon the character of the Conservation Area. Although adding bulk and massing to the rear and side of the property, given that the area is currently a courtyard it would not appear unduly dominant having been designed to be set back from the rear building line and thus would appear subordinate in scale to the existing dwelling.

The extension has been designed with a parapet wall with rooflights set below this level so as to allow natural light into the enlarged kitchen area without being visible from the surrounding area. The parapet wall would be increased in height to the side and front of the garage which is considered to be in keeping with the character and appearance of the surrounding area. Similar properties opposite the site have the parapet walls finished to the front with brick and double course tiles, although this is not a feature of the existing dwelling and the agent has confirmed that this design would not work with a single skin garage wall as on this site and therefore would seek to replicate that which is there currently by using pre-cast concrete copping. This is considered to be acceptable as would not detract from the existing dwelling.

Policies D1 & D2 require a high standard of design which respects and relates to the character and context of the area and where possible should enhance or improve the character of the existing area. The extension has been designed sympathetically to the existing dwelling by the addition of a bay window and by using matching materials and as therefore reflecting the architecture of the property and complementing the existing rear extension and as such complies with the provisions of policies D1 and D2.

2) The extension would be set back from the eastern boundary of the site with No.7 by 0.6m. The neighbouring property does not have any side windows and therefore there is no issue with regard to overlooking. The neighbouring property has a single storey flat roof utility room on the western side of the property with a parapet wall of a similar height to that proposed for the parapet wall of this development. There is not considered to be a significant impact on the light or privacy afforded to the habitable rooms of the adjacent property.

3) None

CONCLUSION:

The proposed extension, although adding bulk to the rear elevation of the property, would be fairly concealed within the existing paved courtyard area between the dwelling and fenced boundary. The extension has been designed sympathetically to the existing dwelling ensuring that it is in keeping with the character and appearance of the site and would not have a detrimental impact upon the Conservation Area within which the property is situated and as such the proposal complies with policies D1 and D2.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C.2.1

REASON:

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

2. C.5.2

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.

3. The rooflights proposed as part of the scheme hereby permitted shall not be visible above the line of the parapet wall.

REASON:

To minimise any visual impact of the development within the Conservation Area.

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against development plan policies (Welwyn Hatfield District Plan 2005 SD1, GBSP2, D1 & D2), 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).

ESTATE MANAGEMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

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.

CONDITIONS:

EM01.a

REASON:

To comply with the requirements of the Estate Management Scheme.

INFORMATIVES:

None.

DRAWING NUMBERS:

Location Plan date stamped 19 March 2007 & 964/P/01/A & 964/P/02 & sunlight drawing and date stamped 3 April 2007.

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