

Application Number: S6/2014/2746/FP

Description of Development: Erection of a double garage following the demolition of existing double garage and erection of single storey rear and side extensions. Raising of polycarbonate roof to breakfast room and internal alterations

Recommendation: Approve with conditions

Site Designation The site lies within the town of Welwyn Garden City and the Central Welwyn Garden City Conservation area as designated in the Welwyn Hatfield District Plan 2005.

Relevant planning history

N6/2000/0489/FP – Rear conservatory – Approved 15/05/2000

Consultations

Welwyn Hatfield Borough Council – Landscape and Ecology - No objection subject to conditions to require an Arboricultural Method Statement and details of soft landscaping, prior to the commencement of the development.

Neighbour representations

None received Object Support Observation

Town / Parish representations

None received Object Support Observation

Relevant Policies

NPPF

D1 D2 GBSP1 Observation GBSP2 M14

Others: 2005 Supplementary Design Guidance, 2004 Supplementary Planning Guidance – Parking Standards, Interim Policy for Car Parking Standards and Garage Sizes

Main issues

Is the development within a conservation area?

Yes No

Would the significance of the designated heritage asset be conserved or enhanced?

Yes No

Comment: N/A

Would the development reflect the character of the area?

Yes No N/A

Comment: Maintains existing vernacular of area regarding the form/design, retention of flat roof and sufficiently matching fenestration and materials of the host property.

Would the development reflect the character of the dwelling?

Yes No N/A

Comment: The existing single storey flat roofed garage is detached from the house and sited forward of it, with its rear elevation linked to the house by a wall of the same scale, running along the same building line as the front elevation of the house. This results in the appearance of a continuous single storey built presence from the street scene of Densley Close. On the opposite side of the house frontage, the existing single storey flat roof 'study' also element projects forward of the house, adding an asymmetrical sense of 'balance' to either side of the house in this regard. That element is taller in scale than the garage and link wall, thereby limiting its effectiveness in that regard.

The proposal would add further built presence to the front by building in front of the existing 'link' wall between the house and garage, but this would be of very limited size/mass/bulk in the context of the existing built arrangement on site. It would not project wide enough from the garage to be sited in front of the front elevation of the existing house, thereby preserving its dominant and original character and appearance, whilst its single storey scale and matching materials would articulate it as a subordinate addition. It would be taller in scale than the existing link wall, but it would match that of the converted 'study' counterpart opposite, improving the sense of symmetry and balance to these elements of the house, further articulated through matching front fenestration and retention of its set back siting relative to the converted study. Because of this improvement when viewed from the street scene in front, the increased height of the garage would not be overly dominant, and would in fact aid in articulating it as a distinct structure subservient to the main mass and function of the dwelling house, whilst still being subordinate in scale and size to it. For the same reasons of subordinate scale, size and appearance, the same view is considered of the rear extension and terrace.

It is noted that a further increase to the size of the rear terrace is proposed, but at the levels proposed (increase of 150mm) this would normally be considered permitted development. Notwithstanding if this is the case, the amount and height increase proposed is not considered detrimental to the character of the dwelling or area, nor to afford opportunities for overlooking/loss of privacy to the rear/rear garden of the adjacent property to a degree sufficient to warrant refusal.

If permitted, a condition requiring the Local Planning Authority to approve material samples prior to the commencement of works is considered reasonable and necessary to ensure a high quality design finish.

Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)

Yes No N/A

Comment:

Would the development provide / retain sufficient parking?

Yes No N/A

Comment:

Other issues

Welwyn Hatfield Landscape officers request conditions to require submission of conditions requiring an arboricultural method statement and details of soft landscaping, prior to the commencement of the development. Subject to such

measures secured by condition, the proposal would comply with policies D2, D8 and R17 of the District Plan in this regard.

Conditions

1. C.2.1 – Time Limit
2. C.13.1 – in accordance with plans and details: 1:1250 site location plan & 2223 EXSP 1 & 2223 EX 1 & 2223 EX 2 & 2223 EX 3 & 2223 EX 4 & 2223 PSP 1 & 2223 P 1 & 2223 P 2 & 2223 P 3 & 2223 P 4 received and dated 23/12/2014.

Pre Development

3. C.5.1 – Material Samples
4. C.4.1 – Soft landscaping and tree protection measures

No development shall take place until full details on a suitably scaled plan of soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. The landscaping details to be submitted shall include:-

- a) existing trees, hedges or other soft features to be retained and an arboricultural method statement which should include;
 - i. details of removal of existing structures and hard surfacing
 - ii. details of any proposed tree work required to facilitate the development
 - iii. details of any temporary ground protection
 - iv. details of any protective fencing (type, and precise location from a fixed point)
 - v. details of storage areas for building materials
 - vi. details of any site supervision by a qualified arboriculturist
- b) planting plans, including specifications of species, sizes of trees/plants, planting methods and aftercare

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policies D2 and D8 of the Welwyn Hatfield District Plan 2005.

Informatives:

1. INF11 – Damage to grass verges

REASONS FOR APPROVAL

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Councils website or inspected at these offices).

Signature _____

Date _____