

WELWYN HATFIELD COUNCIL
PLANNING CONTROL COMMITTEE - 15 MARCH 2007
REPORT OF THE CHIEF PLANNING AND ENVIRONMENTAL HEALTH OFFICER

N6/2007/54/FP & W6/2007/55/EM

ERECTION OF TWO STOREY REAR EXTENSION AT 70 BROCKSWOOD LANE,
WELWYN GARDEN CITY.

APPLICANT: MR & MRS L MARTIN

(Handside)

1 Site Description

- 1.1 This is an application for the erection of a two storey rear extension at the above property. The site is located within a designated Conservation Area with the Green Belt, a Site of Special Scientific Interest (No. 1), Local Nature Reserve (No.2) and Wildlife Site (No. 55) located **m to the rear of the site in Sherrardspark Wood and Urban Open Land abutting the rear of the site.
- 1.2 The property is a semi-detached two storey residential dwelling situated towards the end of Brockswood Lane nearest the golf course in a row of similar dwellings. The property benefits from a front garden area laid to lawn but does not have a driveway or garage. The road is on a lower level to the front than the houses as the ground falls away at this point in the road. The property has a rear garden of approximately ***m in width by ****m in depth. Currently there is a small patio area and shed close to the house with the remainder laid to lawn. The rear garden is partially fenced on both sides with mature trees forming part of the enclosure of the site.
- 1.3 The applicant is due to submit revised plans in relation to issues raised by the Council and in representation letters. In relation to trees on the site separate correspondence has been had with the relevant tree officer at the Council who has dealt with the proposal to remove trees on the site separate to this planning proposal.

2 The Proposal

- 2.1 The planning application seeks permission for the erection of a two storey rear extension to the residential dwelling. The extension would protrude 3.6m from the rear of the property and span the width of the rear of the property by 5.6m with the two storey element and 3.75m with the single storey element. It would be constructed to a maximum height of 7.25m at the ridge and 4.9m to the eaves.

- 2.2 The extension would enable the creation of an enlarged kitchen and dining room area and a new utility room at ground floor level and third bedroom with en-suite at first floor level.

A design and Access statement has been submitted with this application.

3 Planning History

4 Planning Policy

- 4.1 Hertfordshire Structure Plan Review 1991-2011:

None relevant.

- 4.2 Welwyn Hatfield District Plan 2005:

SD1 – Sustainable Development

GBSP2 – Towns and Specified Settlements

R3 - Energy Efficiency

D1 – Quality of Design

D2 – Character and Context

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005.

5 Representations Received

- 5.1 The application was advertised by means of neighbour notification letters to the occupiers of the two adjacent properties of 70 and 68 and also 66 Brockswood Lane which has views of the applicants' property from a side window. A site notice was erected and a press notice placed in the local paper. Three letters of representation have been received.

- 5.2 The main issues of concern are summarised as follows:

- Proposed first floor side window would look directly into an en-suite shower room and is too large;
- Balcony would overlook neighbouring rear garden and patio area in particular would result in loss of privacy and its design is not in keeping with the character of the property;
- Would prefer that the proposed glazed doors were windows which would be better aligned to the doors in the kitchen below;
- Effort has been made to keep the original character of the property and others around;
- Blocking of light from a Westerley direction;
- Concerns regarding exact position of wall and gutter along boundary, materials, height and maintenance;
- Issues relating to party wall agreement;
- Impact upon fence; &
- Out of keeping with other extensions in Brockswood Lane.

- 5.3 **Beams -**

6 Discussion

6.1 The main issues to be considered in the determination of this application are:

- 1. Impact upon the character of the existing dwelling and area;**
- 2. Impact upon the amenity of adjoining occupiers;**
- 3. Other material planning considerations.**

Impact upon the character of the existing dwelling and area

- 6.2 Policy D1 requires developments to complement and reflect the design of the existing dwelling and to be subordinate in scale, not to reduce space around the dwelling so it appears cramped, not to cause loss of light or be unduly dominant from adjoining properties and materials should match existing.
- 6.3 The property has not been extended previously unlike the adjoining dwellings, which have rear conservatories and extensions. This proposal in terms of its size and scale it is not dissimilar to the neighbouring property of No.72. Given that the plot extends some ***m to the rear of the existing property, there is sufficient amenity space allocated at this site and therefore scope to extend the property.
- 6.4 The extent to which this application proposes to increase the size of the dwelling is an issue to consider. In terms of its proposed location, the extension is to the rear of the site and as such there is limited minimal impact on the streetscene. The two storey element of the proposal would protrude by 3.6m from the existing property and seen from the side angle would represent an increase in 61% of the depth of the existing dwelling which is currently 5.9m deep. The two storey element of the extension would span 5.6m across the rear of the property leading onto a single storey element of 3.75m in width.
- 6.5 The extension is large in nature, however is not considered to be over bearing on the site. The proposed development would add bulk and mass to the property, however it is not considered that this would be on such a scale as to alter the character of the area and therefore warrant refusal. With regard to policy the extension has been designed to be in keeping with the development within the surrounding area and therefore complies with policy D2 of the Local Plan.
- 6.6 In terms of the design features there are a few alterations deemed to be required in order for this development to be acceptable. The applicant has to date proposed a glazed balcony from the French doors at first floor level. This feature is not considered to complement the existing character of the property and would not be acceptable within this Conservation Area. The applicant has agreed to remove this from the scheme entirely. The roof lantern above the enlarged lounge would protrude above the single storey extension by 350mm at the highest point. This would be an additional feature which could be considered to add to the character of the property. It would not appear out of keeping in the area given that the neighbouring property also has this feature on the single storey extension.
- 6.7 The single storey element would be constructed within 50mm of the property site boundary which is currently divided by means of a timber close boarded fence at this point. In terms of impact on the property boundary as existing it would be necessary to impose a condition should approval be granted to ensure that the

proposed extension does not affect the fence along the boundary line between the neighbouring properties.

6.8

Any extension to the rear could however lead to issues of overlooking and loss of

7 **Conclusion**

8 **Recommendation**

8.1 It is recommended that planning application N6/2007/54/FP be approved subject to the following conditions: