

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

<b>PLANNING APPLICATION No:</b>	<b>N6/2007/575/FP</b>
<b>ESTATE MANAGEMENT APPLICATION No:</b>	<b>W6/2007/0577/EM</b>

**NOTATION:**

The site lies within the conservation area of Welwyn Garden City as designated in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

The application site is a two storey detached residential dwelling on the south side of Roundwood Drive. The detached property is set back from the highway by approximately 6 metres to the main building line and 4 metres to the ground front extension. There have been a number of extensions to the original property, including side and rear ground level additions as well as a first floor addition that can be viewed to the road front and alongside No.19 Roundwood Drive.

**DESCRIPTION OF PROPOSAL:**

The subject application includes:

Replacement of an existing rear extension that adjoins No.15 Roundwood Drive;

A further rear extension; and

A first floor side extension that would face towards No.19 Roundwood Drive

The existing rear extension extends 2 metres from the main building, however as part of this scheme would extend a further 1.4 metres to a total of 3.4 metres to the rear of existing garage. There would also be a rear extension adjoining this 3.4 metre depth extension, measuring 3.7 metres from the rear of the existing lounge. Both would incorporate flat roof designs, the rear extension adjoining No.15 measuring 2.8 metres and the other rear extension measuring 3.2 metres. The first floor extension would extend 3.875 metres back and span across 5.350 metres to match the existing building line to the rear and side of existing property. The existing ridge line of the roof would carry across 5 metres towards No.19.

**PLANNING HISTORY:**

W6/2000/1034/EM - Approval issued for a single storey front and rear extension, and erection of summerhouse in rear garden

N6/2000/1023/FP - Approval issued for a single storey front and rear extension, and erection of summerhouse in rear garden

N6/1975/0571/FP - Approval issued for a two storey and ground floor side extensions including new garage

## **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

R3 - Energy Efficiency

D1 - Quality of design

D2 - Character and context

R22 – Development in Conservation Areas

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

## **CONSULTATIONS**

BEAMS – Agree with the ground level extensions, however would not approve the first floor extension as it would create excessive building bulk to the dwelling and not be in keeping with the conservation designation.

## **TOWN/PARISH COUNCIL COMMENTS**

No comments received

## **REPRESENTATIONS**

None

This application has been advertised and 0 representations have been received.

Notification period expired 11 May 2007

## **DISCUSSION:**

**The main issues are:**

- 1. Whether the extensions would be in keeping with the Conservation Area designation, including the character of the property and the surrounding character;**
- 2. The impact the extension would have on the amenity of adjoining sites;**
- 3. Other Material Planning Considerations**

1. The Council's Supplementary Design Guidance outlines that residential extensions should have an appearance that is subordinate to the main dwelling in terms of scale and mass. In this instance it is considered that the revised ground level extension and incorporation of a further rear extension to ground would satisfy the character of the property and the immediate character to this part of Welwyn Garden City. Although both extensions would extend further to the rear than the adjoining property No.15 Roundwood Drive, the flat roof finish and ground level nature would balance the special character

and appearance of the conservation area. There is also a significant rear garden afforded to the subject site to prevent a cramped nature to the plot.

The part of the application for the first floor extension would be considered to have a greater impact on the subject property and conservation area. However the existing building line to the side and rear of the existing property would be maintained and the hipped roof form is considered to be in line with the style of the parent dwelling. The first floor extension would have limited impact to the street character with the orientation of the site and the dense vegetation currently dominating the front of the property in line with the location of the extension. Therefore it is considered the architectural features of the parent property would be maintained as part of this application and should be recommended for approval.

It is essential to assess the ground level extension and the first floor extensions together to determine the potential impacts on the footprint and volume of the parent property. It is considered the overall volume of the extensions to the parent property would be significant, however the architectural form of the current property is not representative of the surrounding conservation area and would be improved by these works. Following a site inspection it was apparent that location of the first floor extension would have an impact on the street character, however not to a level that would justify a further reason for refusal. This point is also relevant by virtue of the fact that the extension is in keeping with the preferred method of extending residential dwellings within Welwyn Garden City.

2. The proposed extensions, both at ground and first floor would have any impact on the neighbouring property No.15 and No.19 Roundwood Drive. In this case the subject property is to the front part of the site, removing amenity concerns to No.19 for the proposed first floor and to No.15 with the rear ground level extensions. The extensions are at a sufficient distance from the application site for the development to have no significant impact on the amenity of the neighbouring residents.

The proposed ground level rear extensions would protrude from the building line of the existing property. When taking into account the orientation of the site, the scale of the extension and the height, it is considered that the development would be unlikely to have any impact on the light that is afforded to the neighbouring property to an extent that would justify the refusal of the application on those grounds. Similarly the location of the proposed first floor extension is considered to be at a significant distance from the adjoining property No.19 Roundwood Drive to maintain the privacy and light currently afforded to it. Although there is a first floor window proposed the staggered nature of the properties and the glazed nature would maintain the amenity to the adjoining property. A condition will be included to maintain a glazed window to the first floor on the western elevation, and a condition for no further first floor windows to be included to the subject extension facing No.19.

The proposal would not have an impact on the privacy of the neighbouring residents that would be worse than the existing situation.

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

**CONCLUSION:**

Due to the shape of the site, the siting and design of the site, the proposed extensions to the property would not have a detrimental impact on the character and appearance of the existing area, neighbouring dwellings residential amenity or conservation area designation.

**PLANNING RECOMMENDATION: APPROVAL WITH CONDITIONS**

**CONDITIONS:**

- 1. C.2.1            3 Year Time Limit
- 2. C.5.1            Samples of materials to be submitted and agreed
- 3. C.7.9            Obscure glazing to first floor window on the western elevation
- 4. C.7.10           No further windows to be included to subject western elevation

**SUMMARY OF REASONS FOR THE APPROVAL OF PERMISSION:**

The proposal has been considered against development plan policies (Welwyn Hatfield District Plan 2005 Policies SD1, GBSP2, R3, R22, D1 and 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).

**INFORMATIVES:** None

**ESTATE MANAGEMENT RECOMMENDATION: APPROVAL WITH CONDITIONS**

**CONDITIONS:**

- 1)    EM01a

**SUMMARY OF REASONS FOR THE APPROVAL OF 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.

**DRAWING NUMBERS:**

Site Location Plan and Drawing No.02 date stamped 10 April 2007

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