

**WELWYN HATFIELD BOROUGH COUNCIL  
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

**DELEGATED APPLICATION**

**Application No:** 6/2017/2774/HOUSE  
**Location:** 28 Brockwood Lane Welwyn Garden City AL8 7BG  
**Proposal:** Erection of single storey side and rear extension including alterations to openings  
**Officer:** Ms Lucy Hale

**Recommendation:** Refused

6/2017/2774/HOUSE

<b>Context</b>			
<b>Site and Application description</b>	<p>The application site consists of a two storey semi-detached dwelling on the north side of Brockwood Lane. The site benefits from a single storey rear extension and a detached outbuilding.</p> <p>The application seeks planning permission for a single storey side and rear extension following the demolition of the existing detached outbuilding. The extension would feature a flat roof design and would extend approximately 10.7 metres in depth.</p>		
<b>Constraints (as defined within WHDP 2005)</b>	<p>CA - Conservation Area: WGC1          Wards - Handside</p>		
<b>Relevant planning history</b>	None		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	<p>Site Notice Display Date: 22 December 2017          Site Notice Expiry Date: 12 January 2018          Press Advert Display Date: 20 December 2017          Press Advert Expiry Date: 3 January 2018</p>		
<b>Summary of neighbour responses</b>	None		
<b>Consultees and responses</b>	None		
<b>Relevant Policies</b>			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input type="checkbox"/> GBSP2 <input checked="" type="checkbox"/> M14 <input checked="" type="checkbox"/> Supplementary Design Guidance <input checked="" type="checkbox"/> Supplementary Parking Guidance <input checked="" type="checkbox"/> Interim Policy for car parking and garage sizes Others			
<b>Main Issues</b>			
<b>Design (form,</b>	The property is located within the Welwyn Garden City Conservation Area, it		

<p><b>size, scale, siting) and Character (appearance within the streetscene)</b></p>	<p>should be noted that Section 72 of the Listed Buildings and Conservations Areas Act (1990) states that <i>'special attention shall be paid to the desirability of preserving or enhancing the character or the appearance of that area'</i>. Policies D1 and D2 of the adopted Welwyn Hatfield District Plan (2005) are of relevance and 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 (SDG) which requires that residential extensions should be complementary in design and be subordinate in size and scale to the existing dwelling.</p> <p>Within the Garden City Conservation Area, single storey rear extensions are characteristically designed with flat roofs in order to maintain a consistent design and appearance, remaining adequately subordinate in scale to the property. The proposed extension would feature a flat roof design which would be of an acceptable height, which would respect the character and appearance of the dwelling and would be in keeping with the character of the area.</p> <p>However, with regard to scale, the proposed extension is sizeable and would measure approximately 10.7 metres in depth and would create an 'L' shape along the rear of the house and the side boundary of the site. Whilst it is noted there is an existing timber outbuilding within the site which sits within the proposed footprint, this is notably smaller in scale to the extension proposed. The outbuilding measures approximately 5.3 metres in depth by 2.7 metres wide, the proposed extension would almost double in depth at 10.7 metres and enlarge in width to 3.8 metres. When considered as an extension to the property, by virtue of the siting and size, it is not considered to respect or relate to the scale of the original dwelling and would result in an incongruous addition. The proposed extension would extend the built form significantly into the rear garden, eroding the special character of its environment.</p> <p>It is considered that the proposal, by virtue of its scale and bulk, would result in harm to the character and appearance of the property and Conservation Area contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, guidance under the Supplementary Design Guidance, Statement of Council Policy 2005 and the National Planning Policy Framework 2012.</p>
<p><b>Impact on neighbours</b></p>	<p>No neighbour representations have been received.</p> <p>The extension would be built along the shared boundary with No.26 Brockswood Lane. Whilst the extension would extend some depth into the rear garden, it would be of single storey nature at a height of approximately 2.7 metres with a flat roof. As a result of the outbuilding, separation distance and boundary treatments, it is not considered that the extension would result in a detrimental impact on the residential amenity of this neighbouring occupier in terms of loss of light, overbearing impact or privacy.</p>
<p><b>Access, car parking and highway considerations</b></p>	<p>The application property benefits from 4 bedrooms and is located in Zone 4 where a 4 or more bedroom property would require 3 on-site parking spaces. The application site benefits from a hardstanding which could accommodate 3 spaces which is an acceptable provision and no concerns are raised.</p>
<p><b>Landscaping Issues</b></p>	<p>N/A</p>
<p><b>Any other considerations</b></p>	<p>N/A</p>
<p><b>Conclusion</b></p>	

The proposed rear extension, by virtue of its scale and excessive depth, would fail to appear subordinate in scale and respect the design and form of the original dwelling, The proposed extension would result in an incongruous addition to the application dwelling which that would be detrimental to the character and appearance of the Conservation Area contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guidance 2005 and the National Planning Policy Framework 2012.

**Reasons for Refusal:**

1. The proposed rear extension, would result in an excessive depth of built form in relation to the original dwelling which would fail to remain subordinate in scale and respect the character and form of the original dwelling. The extension would result in an incongruous addition that would fail to maintain and preserve the character and appearance of the Garden City Conservation Area, contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guidance, Statement of Council Policy 2005 and the National Planning Policy Framework 2012.

REFUSED DRAWING NUMBERS

2.

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
4247-OS2		Block Plan	28 November 2017
4247-E01	A	Plans And Elevations As Existing	13 December 2017
4247-P01	B	Plans And Elevations As Proposed	28 November 2017
4247-OS1		Location Plan	28 November 2017

1. POSITIVE AND PROACTIVE STATEMENT

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 Council's website or inspected at these offices).

**Determined By:**

Mr Michael Robinson  
5 February 2018