

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

DELEGATED APPLICATION

Application No: 6/2019/1192/HOUSE
Location: 34 Sherrardspark Road Welwyn Garden City AL8 7JS
Proposal: Erection of a single garage, single storey side and rear extension and a first floor side extension, installation of a rear window, relocation of existing windows and extension of vehicle hardstanding and crossover following the demolition of attached double garage and utility room.
Officer: Ms Emily Stainer

Recommendation: Granted

6/2019/1192/HOUSE

Context	
Site and Application description	<p>34 Sherrardspark Road comprises a two-storey, detached house within the Conservation Area of Welwyn Garden City. The property is an original 1920's building designed by Louis de Soissons. It is architecturally paired with 38 Sherrardspark Road, which is situated on the opposite corner plot with Woodland Rise.</p> <p>The dwelling benefits from a pitched roof double garage and utility room which abuts the east boundary with No.32 Sherrardspark Road. Planning permission is sought for the erection of a garage, a single storey rear/side and a first floor side extension, installation of a new window, the relocation of some of the existing windows and the extension of the existing vehicle hardstanding and crossover.</p>
Constraints (as defined within WHDP 2005)	<p>CA - Conservation Area: WGC1; - Distance: 0</p> <p>EM - Estate Management - Distance: 0</p> <p>Wards - Sherrards - Distance: 0</p> <p>HPGU - Digswell Sherrardspark - Distance: 0</p>
Relevant planning history	<p>Application Number: E/1950/0690/ Decision: Granted Decision Date: 15 June 1950 Proposal: Addition of garage and covered play space to dwellinghouse</p> <p>Application Number: E/1962/0736/ Decision: Granted Decision Date: 23 May 1962 Proposal: Extension to garage</p> <p>Application Number: E/1969/1954/ Decision: Granted Decision Date: 26 November 1969 Proposal: Additional garage</p>

	<p>Application Number: N6/2012/1700/FP Decision: Granted Decision Date: 17 October 2012 Proposal: Erection of single storey side and rear extensions and alterations to existing garage to form double garage and extend existing crossover</p> <p>Application Number: W6/2012/1801/EM Decision: Granted Decision Date: 17 October 2012 Proposal: Erection of single storey side and rear extensions and alterations to existing garage to form double garage and extend existing crossover</p> <p>Application Number: W6/2012/1641/EM Decision: Granted Decision Date: 09 November 2012 Proposal: Replacement windows and French doors</p> <p>Application Number: W6/2013/2698/EM Decision: Granted Decision Date: 07 February 2014 Proposal: Erection of garden shed</p>		
Consultations			
Neighbour representations	Support: 0	Object: 2	Other: 0
Publicity	<p>Site Notice Display Date: 6 June 2019 Site Notice Expiry Date: 27 June 2019 Press Advert Display Date: 12 June 2019 Press Advert Expiry Date: 26 June 2019</p>		
Summary of neighbour responses	<p>Amendments to the original plans have been made and a further 10 day re-consultation was issued to allow for additional comments. Both of the adjoining neighbours have commented following the re-consultation, however the objections remain largely the same. A combination of both sets of comments have been summarised below.</p> <p>2 Woodland Rise –</p> <ul style="list-style-type: none"> • Calculation reveals a c.50% increase of the ground floor living area alone. The extension projects an additional c.4.7m from the existing rear wall and well beyond the c.3.75m building line of, for example, the larger extension (of two) of a 38 SPR. Indeed, the width of the house increases by c.75% (Ref. Section AA side elevation drawing P.05A). This should be reduced. • The cumulative mass of this development will block both light and view to both my property and particular my neighbours at 32 Sherrardspark Road. As such, it would set an undesirable precedent in terms of overdevelopment. It is suggested that if the two garages are retained, one could possibly be converted to the gym, and thus obviate the need for demolition and the necessity for the construction of the new ground floor extension. • The distance between the development and the boundary of 2 Woodland Rise is relatively short and which has incrementally reduced over time, and will now again be subject to further reduction. The existing patio extends 		

	<p>back c.4m. The proposed extends to c. 9m. This should be reduced and more of the existing fauna and woodland amenity retained.</p> <ul style="list-style-type: none"> • Change has occurred to the detailing, and with substantial increase in the area of rear glass doors, doubling in expanse from c.5m to an enormous c.10m. This should be reduced back to the previous proposed smaller sized doors and expanse. The previous proposal offered a mix of brick elevation and traditional window that was more in keeping. This relationship should be re-introduced in order to maintain privacy and reduce light emission. • This proposal would set an undesirable precedent in terms of overdevelopment. <p>32 Sherrardspark Road –</p> <ul style="list-style-type: none"> • The current proposals are more substantial than is reasonable – the plans will increase the ground floor living area alone by about 50%. • The direction of afternoon and evening sunlight to our living room, garden room, terrace and back garden is from the direction of no. 34. Indeed, much of the light in our living room throughout the day is through 2 side windows adjacent to no.34. Both the proposed new gable and the single storey extension will dramatically affect the amount of light. The proposed new gable projects about 4 metres from the existing wall and is 1.5 metres beyond the line of the existing gable. It will substantially decrease the light to an upstairs room as well as our downstairs room and garden. We currently look out onto a low level cottage style roof which is attractive; this will be replaced by a vast blank wall which will have a huge impact on our light and quality of life, • Not only will our light be affected but also the new side extension wall is right up against the current boundary and extends way into the garden. • Both the front and rear gardens will be substantially reduced, we are particularly concerned about the reduction in size of the rear garden as this is not in keeping with the woodland concept of the area and will have a negative environmental impact. • The proximity of the new buildings to our property will make the hedge unviable and unlikely to survive and will deny light to our border plants. Our large and long established apple tree will be lucky to survive the damage to the roots caused by building so close to it.
<p>Consultees and responses</p>	<p>The Gardens Trust – No comment.</p> <p>Councillor Frank Marsh – Objection:</p> <ul style="list-style-type: none"> • The single storey extension downstairs extends to 5.4 metres, far beyond the building line, taking into account other properties in same road. • The proposed new gable extends more than 3.5 meters from the existing wall and is 1.5 meters beyond the line of the existing gable. • The side extension is very high and has no pitched roof and out of keeping with the style of the house. It is also affects the boundary of number 32 and will affect vegetation and destroy the character of their garden. • The side extension and huge gable will affect the light at number 32 Sherrardspark Road and officers are asked to commission an independent report from engineer/architect in relation to light.

	Hertfordshire Transport Programmes & Strategy - There is insufficient information supplied with this application to enable the Highway Authority to reach a recommendation. The plans do not provide the level of detail needed and in view of this, the Highway Authority recommend that the application is refused on the grounds of inadequate information.
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Relevant Policies

NPPF
 D1 D2 GBSP1 GBSP2 M14
 Supplementary Design Guidance Supplementary Parking Guidance Interim Policy for car parking and garage sizes

Others:
D8 Landscaping

Draft Local Plan Proposed Submission August 2016

SP1 Delivering Sustainable Development
 SP9 Place Making and High Quality Design
 SADM11 Amenity and Layout
 SADM12 Parking, Servicing and Refuse
 SADM15 Heritage
 SADM16 Ecology and Landscape

Main Issues

Is the development within a Conservation Area?

Yes No

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

Yes No

Comment (if applicable):

Would the development reflect the character of the area?

Yes No

Comment (if applicable):

The application site is located within the Welwyn Garden City Conservation Area. Section 72 of the Listed Buildings and Conservation Areas Act states that *'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'*. The specific historic environment policies within the NPPF are contained within paragraphs 184-202. Additionally, section 16 of the NPPF 'Conserving and enhancing the historic environment' is broadly consistent with Policy SADM15 'Heritage' of the Emerging Local Plan. Also of relevance, and consistent with the NPPF, is Policy D1 of the Saved Local Plan which requires high quality design.

Local Plan Policies D1 and D2 aim to ensure a high quality of design and to ensure that development respects and relates to the character and context of the locality, maintaining and where possible enhancing the character of the existing area. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG) which requires the impact of a development to be assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing building and area. In terms of spacing, paragraph 5.2 (v) of the Supplementary Design Guidance (SDG) requires two storey side extensions to be a minimum of 1 metre off the boundary at first floor in order to prevent a terracing effect in a street normally characterised by spaces between the houses. These objectives are broadly consistent with the Council's Emerging Local Plan 2016 and the aims of the NPPF which considers that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve.

Sherrardspark Road is typified by detached houses set back from the road and large native tree species in the street and behind the houses. Many of the gardens have hedges on the front

boundaries and the houses are in spacious plots with separation between the buildings, especially at first floor. The application site is a detached property of neo-Georgian design, finished with red brick, Georgian style fenestration and a gable projection to the rear. The original property has benefitted from modest extensions, but largely remains in its original form. The proposal would involve the erection of a garage, a single storey side/rear extension and a first floor side extension. Amendments have been sought with the applicant and agreed throughout the application process, reducing the depth of the single storey rear extension and removing the first floor rear gable extension.

The single storey side/rear extension would project approximately 4.5 metres from the rear wall of the dwelling, and 2 metres from the rear wall of the gable element. Although it would extend some depth into the rear garden, it would be of single storey nature and feature a flat roof at a height of approximately 3.5 metres. In the context of a wide and spacious plot, the extension would appear subordinate to the main dwelling. Moreover, a functional rear garden would also be retained. Whilst there are concerns regarding the cumulative amount of extensions to Garden City properties, this is a typical form of extension that has been considered acceptable within the town and forms part of the town's character. Given its siting, the extension would be partly visible from the highway, but by virtue of the flat roof design and materials proposed it is considered that it would not have a detrimental impact on the visual amenity of the street scene. Whilst the side extension is designed with a flat roof, this is typical of the Garden City and reflects the rear element.

The application proposal also involves the erection of a new single garage, following the demolition of the existing double garage. Ordinarily within the Garden City, single storey extensions are designed with flat roofs in order to maintain a consistent design and appearance, remaining adequately subordinate in scale to the property. While the proposed garage features a pitched roof which is not characteristically typical of the Garden City, it mimics the design of the existing garage. Historic planning records indicate that the pitched roof garage has been in place since the 1960's and for that reason, it is not considered that the design would have a detrimental impact on the street scene or architectural detailing of the existing building. That garage would also be forward of the existing property, however given the location of the existing garage and the neighbour's garage, it is not considered to impact detrimentally on the street scene.

It is noted that additions to the immediate neighbouring properties have mostly been limited to single storey extensions. Nonetheless, there are examples of two storey side extensions on Woodland Rise, Sherrardspark Road and Mandeville Rise. The application site is generously sized with spacing to either side of the property, therefore, the principle of a two storey side extension is not objectionable, subject to the suggested considerations below.

The proposed first floor side extension would measure approximately 2.9 metres in width and 3.9 metres in depth, to be in line with the existing rear wall of the dwelling. Whilst the side extension would inevitably increase the bulk and mass of the dwelling at first floor level from both the front and side, it would be set down from the ridge height and set back from the front elevation of the existing property. Objections have been raised by a ward Councillor and two of the adjoining neighbours regarding the cumulative size of the extensions. In this regard, it is acknowledged that the proposal would result in a significant increase in floor area and footprint when compared to the original dwelling. However, the appearance would not overwhelm the original dwelling as the majority of the bulk of the development is at ground floor level. It has been designed to relate well to the original dwelling by virtue of the pitched roof design, fenestration detailing and matching materials.

In terms of spacing, the first floor extension would maintain at least 3 metres separation distance between the dwelling and the site boundary. The dwelling is set within a generous plot with sufficient spacing either side so as not to appear cramped or create a terracing effect. The set back of the extension from the front elevation by approximately 2.4 metres also seeks to maintain the original architectural design. Whilst the proposal would be in a prominent location within the streetscene, the extension has been sensitively designed and it would appear as a subservient addition to the house.

The proposed alterations including the installation of a new window in the rear elevation and the relocation/replacement of other openings are considered to be acceptable as they are in keeping with the architectural design of the property.

The applicant's agent has confirmed that the block paving for the extension of the vehicle hardstanding would be completed using porous materials. This element of the proposal does not therefore require planning permission and can be completed by utilising permitted development rights. Consequently no assessment of this has been made.

To summarise, although the property lies in a prominent location on a corner plot, the design, scale, bulk and massing of the proposed extensions would not be out of keeping with the character and appearance of the existing property or the streetscene generally.

Subject to a condition requiring samples of materials, the proposal is considered to comply with policies of the NPPF, Policy D1 and D2 of the Welwyn Hatfield District Plan 2005 and the Supplementary Design Guidance 2005. Overall it is considered that the proposal would sustain and enhance this part of the Conservation Area.

Would the development reflect the character of the dwelling?

Yes No N/A

Comment (if applicable): See above.

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

Yes No N/A

Comment (if applicable):

Paragraph 127 of the NPPF seeks to secure a high standard of amenity for all existing and future users of land and buildings. Policy D1 and the Supplementary Design Guidance (SDG 2005) provide the local policy framework for assessing the impact of development on the residential amenity and living conditions of neighbouring properties and aim to ensure adequate amenity for future occupiers of the proposed development. New development should maintain current living conditions for neighbours and not cause loss of light or be unduly dominant from adjoining properties. In addition, development should be designed, orientated and positioned in such a way to minimise overlooking between dwellings.

The two adjoining neighbours have objected to the proposal – 32 Sherrardspark Road and 2 Woodland Rise.

32 Sherrardspark Road

32 Sherrardspark Road is located to the east of the application site and comprises a detached dwelling. This is the property most likely to be affected by the proposal, given proximity to the boundary. Four windows are situated in the flank wall facing the application site, two at ground floor and two at first floor. Historic Planning records indicate that the ground floor windows serve a living room, however it is unclear if the rooms at first floor serve habitable rooms.

The proposed single storey side/rear extension would infill some of the gap between the host property and the boundary with No.32. The single storey element would project past the rear of No. 32. Notwithstanding this, it would not impact significantly on the amenity and living conditions of neighbouring occupiers due to its modest height of approximately 3.5 metres and noting that the boundary is currently defined by a large and dense hedge. Additionally, historic planning records indicate that the living room of No.32 features patio doors facing the rear garden, which are set in from the boundary, and also meaning the side windows to the living room are not the primary source of light.

The proposed first floor side extension would result in the property extending closer to the shared boundary, however a gap of at least 3 metres would still be maintained. The proposed roof of the first floor extension is set down from the ridge height of the main dwelling by approximately 1.5 metres, and the extension would retain a distance of at least 7 metres from the windows in the flank wall of the neighbouring property. Given the above and the relative positioning and orientation of the proposed extensions, they are considered unlikely to give rise to an overbearing impact or a significant loss of sunlight or daylight, to the extent of warranting a refusal of the application.

There would be no new windows introduced in the side elevations of the proposed extensions facing this property. The proposed garage includes a side facing door, however the use of a garage is not considered to be a habitable space and therefore will not impinge unduly on the privacy of 32 Sherrardspark Road.

2 Woodland Rise

The occupier of 2 Woodland Rise has also objected on amenity grounds, on the basis that the proposed extensions will block light and cause a loss of outlook.

The majority of the bulk of the proposed development would be at ground floor level, therefore the development most likely to impact the occupiers is the first floor side extension. The first floor extension would sit in line with the rear elevation of No.34 and would be located approximately 19 metres away from the neighbouring property's side elevation. Further, amendments were sought to remove the first floor rear gable extension from the proposal, which has reduced the bulk of the development, lessening the impact on neighbouring properties. Whilst it is acknowledged that the proposed extensions will be visible through the trees which are on the boundary, given the distance between the two properties it is not considered that the proposal would impinge unduly upon the amenities of the occupiers at 2 Woodlands Rise in respect of a loss of light, privacy, outlook or overbearing impact. The height of the trees has been cited as a reason for blocking existing light and outlook towards the application property. This is considered to be a civil matter between the relevant parties.

In summary, giving consideration to the size of the plots, separation distance of properties, their orientation and siting of windows, it is not considered that the proposal would have an unreasonable impact on light amenity or the level of privacy afforded to the neighbouring occupiers and would not appear visually overbearing by virtue of design. It is considered that the living conditions of the adjoining occupiers are maintained to an acceptable level in accordance Policy D1 Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

The property currently benefits from 4 bedrooms, an arrangement which would require a minimum of 3 on-site parking spaces. The proposal does not include the creation of an additional bedroom, however it will involve the loss of a garage space, given that the double garage will be demolished and replaced with a single garage.

The current driveway can accommodate 2 parking spaces, falling below the requirement set out in the SPG. The proposed driveway however can accommodate a minimum of 3 on-site parking spaces. It is therefore considered that sufficient parking would still be maintained on site relative to the size of the resultant building in accordance with Policy M14 of the District Plan, the SPG Parking Standards and the Council's Interim Policy for Car Parking Standards.

<p>Any other issues</p>	<p><i>Highway Implications</i></p> <p>The Highways Department have been consulted as part of the application and have objected to the proposal on the basis that insufficient information has been submitted. Despite this, Sherrardspark Road is not a classified road or trunk road, therefore planning permission is unlikely to be required for the extension of the existing crossover/dropped kerb. The applicant is advised to use the following link for a guide to the information required for a crossover and dropped kerb:</p> <p>https://www.hertfordshire.gov.uk/droppedkerbs/</p> <p><i>Landscaping</i></p> <p>A proposed site plan has been provided. The proposal would include the following works:</p> <ul style="list-style-type: none"> · Reinstatement of part of the front hedgerow · Repaving and extension of the front driveway; · The installation of a rear terraced area. <p>It is acknowledged that there will be a loss of soft landscaping given the extension of the driveway and proposed terrace in the rear garden. This is considered to have an impact on the sylvan setting of the application property and the Conservation Area. Notwithstanding this, the extension of the driveway, crossover and rear terrace is considered to fall within the parameters of permitted development, not requiring planning permission. Accordingly it would be unreasonable to refuse the application on these grounds.</p> <p>A neighbour comment has outlined concerns regarding the proximity of the single storey rear/side extension to the common boundary and the impact it will have on landscaping on or close to this shared boundary.</p> <p>The applicant's agent has confirmed that the boundary hedge will be retained to its full length, and that the footings are being designed asymmetrically in order to avoid damage to the roots of the hedge. A condition to this effect shall be placed on any permission to ensure its retention. In regards to the apple tree in the neighbour's property, it is recognised that the proposed development is close to the tree and may have an effect on the roots, however it is likely that the existing patio in this location is already limiting root growth. The council's landscaping officer has been consulted and confirmed that the works are unlikely to be an issue given the above. Overall, the landscaping at the site would be sufficiently maintained to ensure the soft landscaped nature of the Garden City is retained.</p>
<p>Conclusion</p>	
<p>The proposed development would accord with relevant local and national planning policies.</p>	

Conditions:

1. No development above ground level in any phase of the development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented

using the approved materials and subsequently, the approved materials shall not be changed.

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 and the National Planning Policy Framework 2019.

2. The hedge along the boundary with No. 32 Sherrardspark Road shall be retained, however, should any part of the hedge die, be removed or become seriously damaged or diseased, as a result of the development hereby permitted, it shall be replaced during the following planting season by a hedge planted in accordance with a specification previously approved in writing by the Local Planning Authority.

REASON: To protect the existing planting in the interests of visual amenity in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

DRAWING NUMBERS

3. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
P.01	B	Proposed Ground Floor Plan	18 July 2019
P.02	B	Proposed First Floor Plan	30 July 2019
P.03	A	Proposed Roof Plan	18 July 2019
P.04	A	Proposed Elevations	30 July 2019
P.05	A	Proposed Elevations and Section A-A	30 July 2019
E.03		Existing First Floor and Roof Plans	18 July 2019
E.01	B	Block Plan	30 July 2019
E.05		Existing Elevations and Section A-A	30 July 2019
E.04		Existing Elevations	30 July 2019
E.02		Existing Ground Floor Plans	18 July 2019
Location Plan		Location Plan	16 May 2019

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraph 38 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).

Informatives:

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.
2. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.
3. The applicant is advised to take account the provisions of The Party Wall Act 1996 insofar as the carrying out of development affecting or in close proximity to a shared boundary.
4. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.
5. You are advised that the decision of Welwyn Hatfield Borough Council to this application does not remove the need to arrange separately (where applicable) for a dropped kerb and vehicle crossover to be installed to the satisfaction of Hertfordshire County Council as Highway Authority. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements and by a contractor who is authorised to work in the public highway.

Further information is available via the website
<http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047

Determined By:

Mrs Sarah Smith
2 August 2019