

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

DELEGATED APPLICATION

Application No: 6/2020/0303/HOUSE
Location: 10 Densley Close Welwyn Garden City AL8 7JX
Proposal: Erection of a single storey front and a part single, part two storey rear extension following the demolition of existing conservatory and alterations to fenestration
Officer: Ms Emily Stainer

Recommendation: Granted

6/2020/0303/HOUSE

Context	
Site and Application description	<p>The application property is a two storey, detached dwelling located at the head of a residential cul-de-sac which consists of large detached properties located within spacious plots. The site is situated in the Welwyn Garden City Conservation Area.</p> <p>Planning permission is sought for the erection of a part single storey, part first floor rear extension and a single storey front extension.</p>
Constraints (as defined within WHDP 2005)	<p>CA - Conservation Area: WGC1; - Distance: 0 EM - Estate Management - Distance: 0 UOL - Urban Open Land (Proposal map 2) - Distance: 0 Wards - Sherrards - Distance: 0 CP - Cycle Path (National Cycle Network) - Distance: 15.47 WILD - Dismantled Railway E. of Sherrardspark Wood - Distance: 0 HPGU - Digswell Sherrardspark - Distance: 0</p>
Relevant planning history	<p>Application Number: E/1971/1732/ Decision: Granted Decision Date: 28 July 1971 Proposal: Sun lounge, store room, porch and car port</p> <p>Application Number: N6/1979/0332/ Decision: Granted Decision Date: 01 November 1979 Proposal: Front porch and alterations to car port</p> <p>Application Number: N6/1990/0094/FP Decision: Granted Decision Date: 19 March 1990 Proposal: First floor side extension</p>

<p>Application Number: W6/1990/5041/EM Decision: Granted Decision Date: 19 March 1990 Proposal: First floor side extension</p> <p>Application Number: N6/1993/0764/FP Decision: Granted Decision Date: 07 February 1994 Proposal: Demolition of existing garage and erection of single storey rear extension and new garage</p> <p>Application Number: W6/1993/5430/EM Decision: Granted Decision Date: 07 February 1994 Proposal: Demolition of existing garage, and erection of new garage, and single storey rear extension</p> <p>Application Number: N6/2001/0528/FP Decision: Granted Decision Date: 20 August 2001 Proposal: First floor side and rear extensions</p> <p>Application Number: W6/2001/1214/EM Decision: Granted Decision Date: 08 October 2001 Proposal: First floor side and rear extensions</p>			
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 12 February 2020 Site Notice Expiry Date: 4 March 2020 Press Advert Display Date: 12 February 2020 Press Advert Expiry Date: 26 February 2020		
Summary of neighbour responses	None		
Consultees and responses	The Gardens Trust - On the basis of the information contained in this applications we do not wish to comment. Hertfordshire Ecology – No response.		
Relevant Policies			
NPPF D1 D2 GBSP1 GBSP2 M14 Supplementary Design Guidance Supplementary Parking Guidance Interim Policy for car parking and garage sizes Others Welwyn Hatfield Draft Local Plan 2016: SP9, SADM11, SADM12, SADM15			
Main Issues			
Design (form,	The application site is located within the Welwyn Garden City Conservation		

<p>size, scale, siting) and Character (appearance within the streetscene)</p>	<p>Area. Section 72 of the Listed Buildings and Conservation Areas Act states that <i>'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'</i>. 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.</p>
	<p>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. 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.</p> <p>The proposed two storey element of the rear extension would continue the ridge height of the property and extend by approximately 3 metres from the rear of the dwelling. It would retain an acceptable separation distance from the common boundary with 19 Scholars Mews, however it would also increase the bulk of the dwelling at first floor level. While the extension would not be subordinate in scale given that it has not been set down from the ridge height, it has been designed in a manner which respects and relates to the host property and sits comfortably within the context of the large plot. As such, this part of the scheme is considered, on balance, to be acceptable. The single storey element of the rear extension would be modest in scale and set down and finished with a flat roof, therefore there are no objections raised to this aspect of the proposal.</p> <p>The proposed single storey front extension would have a eaves/parapet height of approximately 3.1 metres. It would be of flat roof construction. Whilst it would be visible from the street scene, a number of nearby properties on this residential street feature flat roofed garages or side extensions. Furthermore within the Garden City, single storey extensions are characteristically designed with flat roofs in order to maintain a consistent design and appearance, remaining adequately subordinate in scale to the property. Accordingly the proposal would preserve the character of the Conservation Area.</p> <p>The fenestration detailing in regards to size, style and positioning on the proposed elevations is acceptable and the materials would match the existing dwelling, which can be secured by condition. The impact upon the character and appearance of the dwelling and the street scene would therefore be acceptable, in compliance with the National Planning Policy Framework, Policies D1 and D2 of the District Plan and Policy SP9 of the emerging Local Plan. The proposal would also comply with the provisions of Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 in preserving the Conservation Area.</p>
<p>Impact on neighbours</p>	<p>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</p>

	<p>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.</p> <p>The two-storey element of the rear extension would maintain a separation distance of approximately 1 metre from the boundary with 19 Scholars Mews, however it would be situated approximately 7 metres from the dwelling itself. As a result of its location in line with the flank elevation of the existing property, it would be unlikely to give rise to overbearing impact on neighbouring properties, nor would it be likely to result in a loss of daylight or sunlight. The single storey elements would be of a modest scale and would not be objectionable on these terms either.</p> <p>The proposal would involve the installation of a new side window at first floor, which would serve a bedroom. The proposed first floor bedroom window is close to the boundary with 8 Densley Close and views of the rear of 8 Densley Close including its rear garden could occur as a result. In order to prevent overlooking to the occupiers of 8 Densley Close, it is considered reasonable to recommend a condition to secure the window is obscure glazed and fixed to be non-opening below a height of 1.7 metres when measured from the internal finished floor level. This is considered reasonable given that it is a secondary window to the bedroom, with the primary window facing south.</p> <p>Subject to the suggested condition, the proposal is therefore considered to be in accordance with the National Planning Policy Framework, Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, and the Supplementary Design Guidance 2005.</p>
<p>Access, car parking and highway considerations</p>	<p>The Council's Interim Car Parking and Garage Policy confirms that planning applications will be determined on a case-by-case basis to achieve a sensible level of parking provision taking account of existing SPG standards, NPPF guidance, the relevant circumstances of the proposal, its site context and its wider surroundings.</p> <p>The Car Parking Standards require three on-site spaces for a four-bedroom house. The site frontage and existing garage can accommodate the required number of on-site parking spaces and there are no proposed alterations to the existing access arrangements. The proposal is therefore acceptable in this regard.</p>
<p>Conclusion</p>	
<p>Subject to the suggested conditions, the proposed development would accord with relevant local and national planning policies.</p>	

Conditions:

1. The brickwork, roof tile, bond, mortar, windows, detailing, guttering, soffits and other external decorations of the approved extensions and alterations must match the existing dwelling in relation to colour and texture.

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.

2. The proposed upper floor window located in the wall forming the side (south west-facing) elevation hereby approved must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall be retained in that form thereafter.

REASON: To protect the residential amenity and living conditions of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

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
4820 OS2		Block Plan	3 February 2020
4820 E01		Existing Floor, Roof and Elevations	3 February 2020
4820 P01	F	Proposed Floor, Roof and Elevations	1 April 2020
4820 OS1		Location Plan	3 February 2020

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. 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.

Determined By:

Mr William Myers
2 April 2020