

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 15 AUGUST 2019
REPORT OF THE CORPORATE DIRECTOR (PUBLIC PROTECTION, PLANNING
AND GOVERNANCE)

6/2019/1291/HOUSE

59 GARDEN ROAD, WOOLMER GREEN, KNEBWORTH SG3 6JZ

ERECTION OF A SINGLE STOREY SIDE EXTENSION, LOFT CONVERSION,
ALTERATIONS TO THE ROOF INCLUDING AN INCREASE TO ITS HEIGHT, THE
ADDITION OF GABLE ENDS, THE INSTALLATION OF A REAR DORMER WINDOW,
ALTERATIONS TO FENESTRATION AND THE REPLACEMENT OF THE EXISTING
GLAZED LOBBY WITH A NEW OPEN- SIDED PORCH (PART RETROSPECTIVE)

APPLICANT: MR AND MRS SAMUELS

(Welwyn East)

1 Site Description

- 1.1 The application site is located on the north side of Garden Road. The dwelling is set back from the front boundary by around eight metres, a greater degree of set-back than the dwellings at Nos. 55 and 57 Garden Road to the west. Consequently the rear elevation of the dwelling extends around 6m to the rear of the neighbouring dwelling at No. 57 while it is around 4m from the east side boundary with Nos. 44 and 46 New Road.
- 1.2 The neighbouring and surrounding properties comprise detached and semi-detached dwellings in a varied street scene.

2 The Proposal

- 2.1 The proposal seeks planning permission for the erection of a single storey side extension on its east side elevation (boundary with New Road), a loft conversion and alterations to the roof including an increase to its height and the addition of gable ends, the installation of a rear box dormer window, alterations to the fenestration and the replacement of the existing glazed lobby with a new open-sided porch. These works are in part retrospective. The side extension (constructed) measures 1.8m by 5.1m and 3.8m high to the top of the pitched roof. The roof ridge would be increased in height by 700mm to 5.7m, it would be an asymmetrical roof with a ridge length of 12.2m. The rear dormer (constructed) measures 10.2m wide and 2m high with a flat roof would be subsumed into the raised roof. The alterations to the fenestration involve an increase in the height of part of an existing window in the north- east elevation of the dwelling by around 200mm. The proposed open sided porch would measure 900mm by 2.2m. It would have a flat roof, 2.5m high, supported on a brick pier and timber post column.

3 Reason for Committee Consideration

- 3.1 This application is presented to Committee as Woolmer Parish Council has objected to the proposal on the basis that “the extension is too large” and “out of scale with the bungalow”.

4 Relevant Planning History

- 4.1 6/2017/2881/HOUSE Erection of a single storey side extension, construction of a new roof to create an additional floor including an increase in the ridge height and the construction of a side dormer window. Alterations to the windows and doors of the existing property. Granted.

5 Relevant Planning Policy

- 5.1 National Planning Policy Framework 2019 (NPPF)
- 5.2 Welwyn Hatfield District Plan 2005 (District Plan 2005)
- 5.3 Draft Local Plan Proposed Submission 2016 (Emerging Local Plan 2016)
- 5.4 Supplementary Design Guidance 2005 (SDG)
- 5.5 Supplementary Planning Guidance, Parking Standards 2004 (SPG)
- 5.6 Interim Policy for Car Parking Standards and Garage Sizes 2014 (Interim Car Parking Policy)

6 Site Designation

- 6.1 The site is located within the built up area of Woolmer Green as defined in the Welwyn Hatfield District Plan (Adopted 2005).

7 Representations Received

- 7.1 The application was advertised by means of neighbour notification letters.
- 7.2 Two letters received, objecting on the following grounds;
- The completed loft conversion now dominates the view from our garden;
 - What has been built is clearly not as planned and appears about 45cm above current roof height and does not have any redeeming features;
 - It looks out of place from any angle;
 - The original application in 2018 did not include a large rectangular first floor extension. This dominates the bungalow and is not in keeping with other houses. From the rear field the appearance is of a terrace;
 - The existing property causes a lot of overshadowing of the neighbouring garden which would be made worse by the current proposal;
 - As the original plans were not adhered to, we are concerned that future building work will not comply either.

Consultations Received

- 7.3 **Woolmer Green Parish Council** - objects to this application.

The applicant had previously been granted permission for an extension and it is concerning that the original plans for 59 Garden Road, 6/2017/2881/HOUSE have been disregarded.

The work that has been done to the property is incongruous and out of character. The size of the present roof extension is too large, protrudes above the roof line and is out of scale for the size of the bungalow.

The current application has not addressed these issues and the extra addition of a gable end in an attempt to disguise the unauthorised roof addition, only adds a further incompatible element as well as raising the height of the building still further.

Neither the current work nor the proposed plans can be considered good quality design. The work is to the side and rear of the property and yet it is still highly visible when viewed from the front of the bungalow and this does not complement the area; in fact it harms the character of an attractive road.

The impact of the current and proposed bungalow extension also detracts from the character of neighbouring properties through excessive bulk, the appearance of the street scene and the reduction of daylight and sunlight enjoyed by neighbours.

8 Analysis

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

- 1. The principle of the development (Policies GBSP2 of the Welwyn Hatfield District Plan 2005, Policy SADM1 of the emerging Local Plan 2016 and the National Planning Policy Framework 2019 (NPPF))**
- 2. Whether or not the scheme incorporates high quality design in accordance with the principles of the Welwyn Hatfield District Plan 2005 (Policies D1, D2, Supplementary Design Guidance (SDG), Policy SP9 of the emerging Local Plan 2016 and NPPF)**
- 3. The impact of the proposal on the residential amenity of the adjoining properties and future occupants (Policy D1, SDG, Policy SADM11 of the emerging Local Plan and NPPF)**
- 4. Highway and Parking (Policies M14, SPG, Interim Policy for Car Parking Standards and Garage Sizes, Policy SADM12 of the emerging Local Plan and NPPF)**
- 5. Other Considerations**
 - i) Conditions**

1. The principle of the development

8.2 The principle of an extension to the dwelling on the site has been established through the grant of permission of the previous application on the site (ref. 6/2017/2881/HOUSE). The works undertaken to date are not in accordance with the previously approved plans and the current application seeks to incorporate them into a revised form of extension. The issues to consider in this application therefore are whether the amended extension now proposed will be acceptable

in terms of its design, its impact upon the street scene and the wider area, and the impact upon the neighbouring properties and parking and highway safety.

2. Whether or not the scheme incorporates high quality design

- 8.3 Policies D1 and D2 of the District Plan, the Supplementary Design Guidance and Policy SP9 of the emerging Local Plan seek to ensure a high quality of design which relates to the character and context of the dwelling and the surrounding area. These policies require extensions to complement and reflect existing design and character, to generally be subordinate in scale, and not look cramped within the site in regards to bulk. These policies accord with the Section 12 of National Planning Policy Framework 2019 (NPPF) in that planning should require good design.
- 8.4 The application dwelling comprises a bungalow in a street scene with a variety of dwellings with a mix of hipped and gabled roofs. The neighbouring property at No. 57 Garden Road comprises a two storey dwelling with a gable end. Nos. 44 and 46 New Road comprise one a half storey chalet style dwellings with gable ends and each has a large box dormer present in the roof.
- 8.5 The permission for the extension on the bungalow granted under ref. 6/2017/2881/ HOUSE remains extant, it can still be completed as approved and therefore is a legitimate fallback and material consideration in determining the current application. Notwithstanding that it has not been implemented correctly, the permission may still be built out in accordance with the approved plans without further permission from the Council, subject to it being commenced within the three year time limit. The three year time limit expires on 7th February 2021. This fallback position needs to be borne in mind in the consideration of the current proposal on the site.
- 8.6 The current proposal would have a ridge height that is actually 1.3m lower than that of the approved fallback scheme on the site. It would have a gable end facing 57 Garden Road (as with the fallback scheme) and a gable end facing 44 and 46 New Road, rather than the approved dormered hip roof. Though the roof pitch would be asymmetrical with a steeper pitch at the rear incorporating the box dormer as built, this would not be immediately evident from the street as it would be to the rear behind the roof ridge and as a result of the dwelling's set back position and its proximity to the dwelling at 57. The dormer window would not be visible from the front of the property and though it is a large element of the building there are other similar large box dormers in the vicinity including its neighbour at 46 new Road for example and it is on balance, considered acceptable if the treatment of the roof around it is improved. Whilst the roof slope facing New Road dwellings would change from a pitched roof to a part gable end and pitched roof on balance it is considered that the resulting roof treatment will be acceptable and would not appear out of place in this location. The alterations to the fenestration and the open porch cause no adverse issues. The impact of the proposed amended scheme upon the character and appearance of the dwelling and the street scene would therefore be acceptable
- 8.7 The proposed development and the resulting dwelling are considered to be of an acceptable quality in accordance with Policies D1 and D2 of the District Plan, the SDG, Policy SP9 of the emerging Local Plan and the NPPF.

3. The impact of the proposal on the residential amenity of the adjoining properties and future occupants

- 8.8 With regard to the impact on the amenity of adjoining neighbours, Policy D1 and the SDG states that any building should not cause loss of light or appear unduly dominant from an adjoining property. The impact of the proposed development should be assessed in regard to loss of day/sun/sky light, whether it would be overbearing and would severely impact on the outlook from an adjoining property. In addition, the NPPF states development should always seek to secure high quality design and good standard of amenity for all existing and future occupiers of land and buildings. The impact for the neighbours also needs to be considered in the light of the fallback position on the site. The neighbours at 44 New Road have raised concern about the degree of overshadowing caused by the existing unauthorised box dormer alterations to the dwelling.
- 8.9 The proposal would be likely to have a greater overshadowing and visual impact for 44 New Road than the existing dwelling as the ridge height would be raised by around 700mm. However, the degree of overshadowing which would arise from the implementation of the approved 2017 scheme would potentially be greater than the current scheme as a result of the main ridge being 1.3m higher than the current proposal. The proposed development the subject of the current application would be lower, but closer to the boundary but on balance the impacts on the garden of the neighbouring homes is likely to be similar overall. In view of this, and notwithstanding the overshadowing impact that the existing dwelling has upon 44 New Road, the proposed development is on balance considered acceptable.
- 8.10 A similar situation exists for 46 New Road. The fallback scheme on the site renders the proposed scheme acceptable as it would have a reduced impact for 46 than the fallback scheme. Though the visual impact of the proposed development would be reasonably large, it would be less than that which would arise from the fallback position. The proposal therefore accords with Policy D1 of the Welwyn Hatfield District Plan 2005, the SDG, Policy SP9 of the emerging Local Plan and the NPPF.

4. Highway and Parking

- 8.11 The proposed development raises no issues for highway safety and parking as the number of bedrooms in the proposed scheme is equal to that in the approved scheme on the site. Moreover, there is space on the site for three cars to park.

5. Other Considerations

- i) materials and appearance*
- 8.12 During the course of the application, it has been suggested by the applicant that the mismatched (lighter) roof tiles on the existing dwelling be stained such that they be in keeping with the new darker roof tiles present (including the hanging tiles to the dormer). This is a solution that has been successfully used on other sites and is considered that this would be a reasonable measure as the contrast between the lighter and the darker tiles of the property is currently quite noticeable when viewed from the front of the property and in particular, from 44 and 46 New Road. This visual improvement can be secured by planning condition if permission is granted.

ii) Flood Zone Surface Water 100 and Flood Zone Surface Water 1000

8.13 The majority of the application site is identified as being located within these constraint areas, however due to the location of the proposed development above ground level, it would not have any impact upon flood risk.

iii) Conditions

8.14 The National Planning Policy Guidance governs the use of conditions in planning and the power to impose conditions when granting planning permission is wide. If used properly, conditions can enhance the quality of development and enable many development proposals to proceed where it would otherwise have been necessary to refuse planning permission. The objectives of planning, however, are best served when that power is exercised in such a way that conditions are clearly seen to be fair, reasonable and practicable. Conditions should only be imposed where they are both necessary and reasonable, as well as enforceable, precise and relevant both to planning and to the development to be permitted. In considering whether a particular condition is necessary, both officers and members should consider whether planning permission would have to be refused if that condition were not to be imposed. If it would not, then the condition needs special and precise justification.

9. Conclusion

9.1 The proposed extensions would be of a suitably high quality and an improvement on the current unauthorised works, and like the previously approved extant permission dating from 2018 would result in the extended dwelling being of a satisfactory design and appearance for the street scene. The dwelling would not appear cramped within its plot, would not unduly impinge on the character and context of the area and would have an acceptable impact upon the living conditions of the adjoining occupiers, given the fallback position on the site.

9.2 Accordingly, the proposed development complies with the relevant policies of the Welwyn Hatfield District Plan 2005, the emerging Welwyn Hatfield Local Plan 2016, the Supplementary Design Guidance 2005 and the National Planning Policy Framework 2019.

10. Recommendation

10.1 It is recommended that planning permission be GRANTED subject to the following 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 extensions hereby granted have been submitted to and approved in writing by the Local Planning Authority. The details shall include the colour with which the existing roof tiles shall be stained which also shall be of a colour and tone that ensures the finished roof is of a consistent appearance. The development shall be implemented using the approved materials and staining 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.

DRAWING NUMBES

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

Plan Number	Details	Received Date
Ag 01	Pre- existing plans and location plan	31 May 2019
Ag 03	As- built elevations	31 May 2019
Ag 04	As- built floor plans	31 May 2019
Ag 08	Proposed elevations	31 May 2019
Ag 09	Proposed block plan	31 May 2019
Ag 10	Proposed elevations with outline of approved scheme	31 May 2019
Ag 11	Proposed floor plans	31 May 2019

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

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).

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 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.
3. 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.



 <p>WELWYN HATFIELD</p> <p>Council Offices, The Campus Welwyn Garden City, Herts, AL8 6AE</p>	Title: 59 Garden Road, Woolmer Green, Knebworth		Scale: DNS
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