

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 05 SEPTEMBER 2019
REPORT OF THE CORPORATE DIRECTOR (PUBLIC PROTECTION, PLANNING
AND GOVERNANCE)

6/2019/1290/HOUSE

22 BRAMBLE ROAD, HATFIELD, AL10 9SA

ERECTION OF FIRST FLOOR FRONT EXTENSION AND INSERTION OF ROOF
LIGHT

APPLICANT: Mr D Hicks

(Hatfield Villages)

1 Site Description

- 1.1 The application site is located within Bramble Road which is an established residential area in the town of Hatfield. The site comprises a two-storey semi-detached dwelling on a corner plot with hard-surfaced front driveway and a rear garden
- 1.2 The subject dwelling has previously been extended through a single storey front extension (porch), two storey side extensions and a single storey rear extension.
- 1.3 Bramble Road includes semi-detached dwellings of similar design and appearance. Many dwellings have been extended from original – either through front, side and/or rear extensions at single and two storey level.

2 The Proposal

- 2.1 Planning permission is sought for the erection of a first floor front extension and the installation of a roof light.

3 Reason for Committee Consideration

- 3.1 This application is being heard at Development Management Committee because Hatfield Town Council have submitted a major objection.

4 Relevant Planning History

- 4.1 Application number: S6/2006/0968/FP
Decision: Granted
Decision date: 12 September 2006
Proposal: Erection of first floor side and single storey rear extension

- 4.2 Application number: S6/2006/0222/FP
Decision: Refused
Decision date: 18 April 2006
Proposal: Erection of two storey rear extension and a rear conservatory
- 4.4 Application number: S6/2005/1384/FP
Decision: Refused
Decision date: 29 December 2005
Proposal: Erection of two storey rear extension and a rear conservatory
- 4.5 Application number: S6/2002/1776/FP
Decision: Granted
Decision date: 10 February 2003
Proposal: Erection of single storey front and side extension
- 4.6 Application number: S6/1986/0662/FP
Decision: Granted
Decision date: 16 October 1986
Proposal: Two storey side extension
- 4.7 Application number: S6/1982/0555/
Decision: Granted
Decision date: 29 November 1982
Proposal: Garage
- 4.8 Application number: E6/1971/2014/
Decision: Granted
Decision date: 09 June 1971
Proposal: Two storey side extension

5 Relevant Planning Policy

- 5.1 National Planning Policy Framework 2019 (NPPF)
- 5.2 Welwyn Hatfield District Plan 2005 (District Plan)
- 5.3 Draft Local Plan Proposed Submission 2016 (Emerging Local Plan)
- 5.4 Supplementary Design Guidance 2005 (SDG)

6 Site Designation

- 6.1 The site is located within the town of Hatfield.

7 Representations Received

- 7.1 The application was advertised by means of neighbour notification letters. Comments were received by numbers 20 & 24 Bramble Road and are summarised below:

- Ensure that parking is dealt with as property has many cars
- Cars will need to park on-street during construction works with potential highway safety issues as a result

8 Consultations received

8.1 No representations received

9 Town Council Representations

9.1 Major objection from Hatfield Town Council states as follows:

“Members consider this application contrary to Policy D1: Quality of Design as it is not of a high quality and Policy D2: Character and Context as it is overdevelopment of the original footprint of the property and fails to allow for adequate parking. It fails to maintain, nor enhances or improve the character of the existing area”.

10 Analysis

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

- 1. Quality of design and impact on the character and appearance of the area**
- 2. Impact on the living conditions of neighbouring occupiers**
- 3. Other considerations**

1. Quality of design and impact on the character and appearance of the area

10.2 District Plan Policies D1 and D2 require the standard of design in all new development to be of a high quality and that all new development respects and relates to the character and context of the area in which it is proposed. These policies are expanded upon in the Council’s SDG and are consistent with Policy SP9 of the Emerging Local Plan.

10.3 The National Planning Policy Framework (NPPF) places a clear emphasis on high quality design and states in paragraph 130 that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way in functions, taking into account any local design standards or style guides in plans or supplementary planning documents. As such, there is also consistency between the Council’s District Plan, Emerging Local Plan and the NPPF.

10.4 Hatfield Town Council have expressed in their major objection that the proposal *“is overdevelopment of the original footprint of the property... and fails to maintain, nor enhances or improve the character of the existing area”*. In terms of footprint, the proposed first floor extension would be built over the

existing front porch and would therefore not result in any change in this regard. Whilst the application dwelling has been heavily extended in the past, this extension would have a floor area of just 8.2.sqm and would provide for a larger family bathroom. There would be no increase in the number of bedrooms or other habitable space. In terms of design, the extension would not project any further forward than the existing building line. The hipped roof would be well set-down from the main ridge and its pitch matches that of the principal roof. It is also notable that similar extensions to that proposed are witnessed in the immediate street-scene. Examples include: 30, 32, 38 & 85 Bramble Road.

- 10.5 In terms of appearance, the submitted application form states that the extension would be faced in painted render below plain roof tiles. A planning condition can ensure that such materials match existing.
- 10.6 The proposed roof-light would be installed on the main front roof slope. It is small scale and would maintain the design and character of the host dwelling. This addition is also likely to benefit as permitted development.
- 10.7 Whilst it is appreciated that the original dwelling has been notably increased in size, the proposed extension would be small scale, reflect the style of the host dwelling and be in keeping with other similar front extensions to neighbouring dwellings in its immediate locality along Bramble Road. Even when considered together with extensions that have already taken place to the dwelling, an acceptable building to plot ratio would be maintained.
- 10.8 Concluding in this respect, it is considered that the proposed development would represent an acceptable standard of design, in accordance with the above policies.

2. Impact on living conditions of neighbouring occupiers

- 10.9 Policy D1 of the District Plan requires the standard of design to be of high quality. This Policy is expanded upon in the Council's SDG which sets out general design principle for all development including noise and sunlight and daylight.
- 10.10 Policy SADM11 of the Emerging Local Plan states that all proposal will be required to create and protect a good standard of amenity for buildings and external open space, in particular – ensuring satisfactory levels of sunlight and daylight, providing reasonable degree of privacy and preventing development from being overbearing upon existing buildings and open spaces.
- 10.11 The above policies are broadly consistent with the NPPF.
- 10.12 The proposed development would not cause loss of light or be unduly dominant from neighbouring properties as a result of either length of projection, height or proximity to shared boundaries.

- 10.13 The first floor front extension does not include any side windows, so existing levels of privacy would not be impacted by the proposal.
- 10.14 The proposal would therefore protect the living conditions of all neighbouring properties in accordance with the above policies.

3. Other considerations

Parking provision and other neighbour comments

- 10.15 Hatfield Town Council have expressed in their major objection that the proposal fails to allow for adequate parking. The proposed extension would be used as a bathroom, so the Council's parking policies are not applicable in this case.
- 10.16 The neighbour representations highlight that this property attracts numerous cars and building works would result in additional vehicles in association with the property being parked on the road verges causing a potential highway safety issue. Whilst building works may reduce available space in the front driveway for the parking of cars, this would be short term given the scale of the proposed development. Moreover, on-street parking on Bramble Road is restricted from 11am-Noon & 1-3pm during University term time and any unsafe or dangerous parking can be dealt with by the Council's Parking Enforcement Team or the Police.

11 Conclusion

- 11.1 The proposed development has been assessed against the policies of the District Plan, Emerging Local Plan and NPPF. It has been found to be acceptable in terms of quality of design, impact on the character of the area, living conditions of future occupiers and neighbouring occupiers, and parking.
- 11.2 Subject to imposition of the suggested planning condition, this development accords with all relevant planning policies including: Policies D1, D2 of the District Plan, the Council's SDG, Policies SP9 and SADM11 of the Council's Emerging Local Plan and the NPPF.

12 Recommendation

- 12.1 It is recommended that planning permission is granted subject to the following conditions:
1. The render, roof tile, detailing, guttering, soffits and other external decorations of the approved extension 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, Policy SP9 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2019.

2. 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
4652-OS2		Block Plan	31 May 2019
4652-P01	B	Plans and Elevations as Proposed	31 May 2019
4652-E01		Plans and Elevations as Existing	31 May 2019
4652-OS1		Location Plan	31 May 2019

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

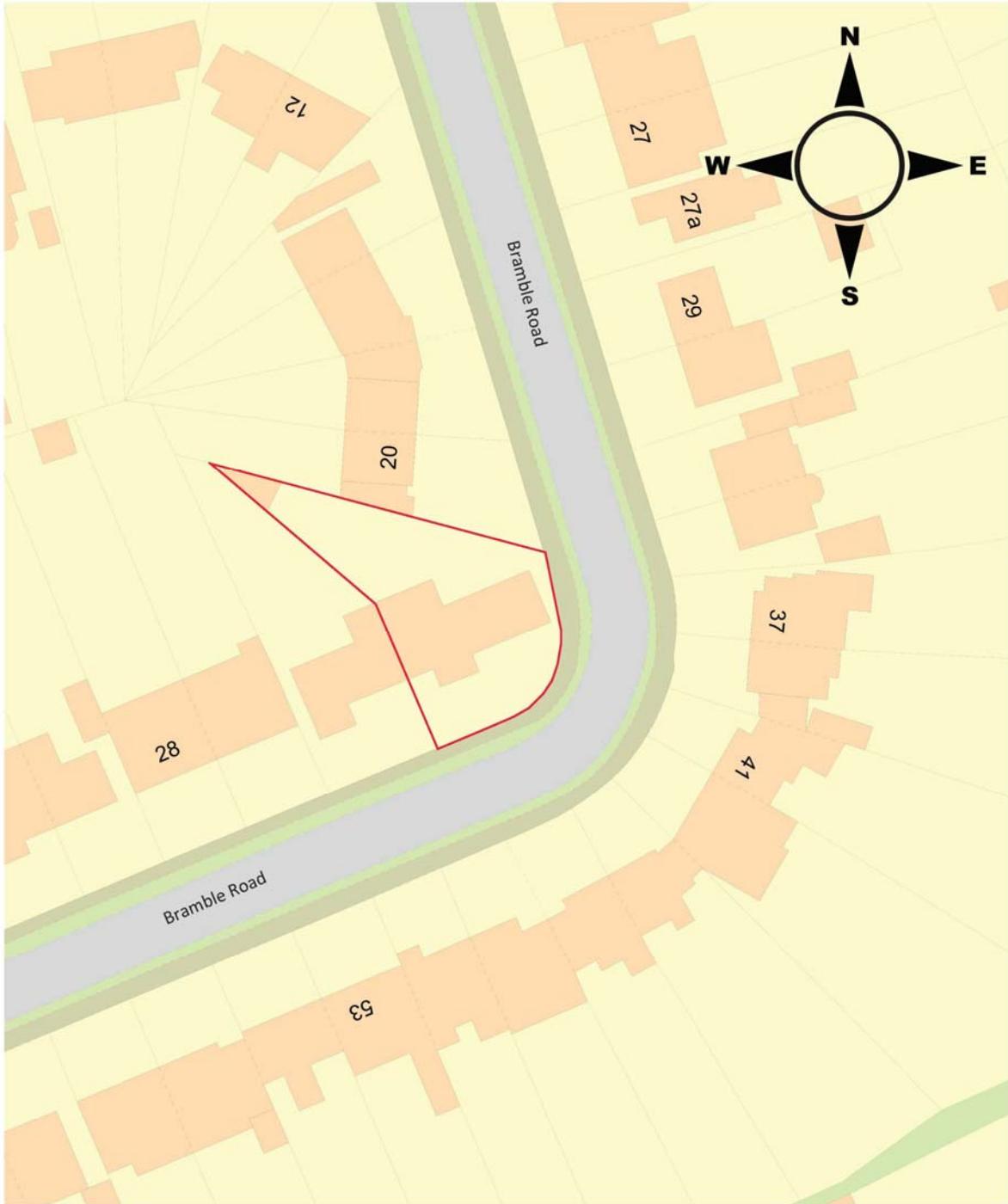
POSITIVE AND PROACTIVE STATEMENT

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

David Elmore (Development Management)
Date of expiry: 26 July 2019
Extension of time: 06 September 2019



 <p>WELWYN HATFIELD</p> <p>Council Offices, The Campus Welwyn Garden City, Herts, AL8 6AE</p>	Title: 22 Bramble Road, Hatfield		Scale: DNS
			Date: 22-08-2019
	Project: DMC Committee	Drawing Number: 6/2019/1290/HOUSE	Drawn: Emma Small
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