

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 16 JUNE 2016
REPORT OF THE DIRECTOR (GOVERNANCE)

6/2016/0674/HOUSE

10 GROUND LANE, HATFIELD, AL10 0HH

SINGLE STOREY REAR INFILL EXTENSION, TWO STOREY SIDE INFILL EXTENSION AND LOFT CONVERSION

APPLICANT: Ms. P. Gorsia

(Hatfield East)

1 Site Description

- 1.1 The application site is situated on the north eastern side of Ground Lane and accommodates a semi detached dwelling with front and rear gardens. The surrounding area and street scene are residential in character and contain similar dwellings in respect of both size and appearance. The property is one of a group of dwellings which form part of an originally planned residential area of Hatfield Town dating from around the 1950's. A large extension was added to the property in 2005. The front and rear gardens are paved with gravel. The front provides space for off street parking.
- 1.2 Within the rear garden to the northern corner is an outbuilding. The dwelling is finished in brown render with white uPVC windows and doors.

2 The Proposal

- 2.1 This application seeks planning permission for roof alterations comprising a dormer window, a single storey infill extension between the existing utility room and study; and a two storey extension to the rear/side to 'square off the corner' of the existing dwelling. The application shows that the materials would match the existing dwelling.

3 Reason for Committee Consideration

- 3.1 This application is presented to the Development Management Committee because Hatfield Town Council has objected to the proposal.

4 Relevant Planning History

- 4.1 S6/2013/2335/FP - Retention of House in Multiple Occupation (Sui Generis Use Class). Granted - 10 January 2014
- 4.2 S6/2003/1466/FP - Erection of Detached Dwelling. Refused 05 December 2003

- 4.3 S6/2004/0479/FP - Extension to Form New Two Storey Dwelling and Two Storey Rear Extension to Existing Dwelling. Refused 20 May 2004
- 4.4 S6/2005/0560/FP - Erection of Two Storey and Rear and Single Storey Side Extension. Refused 24 June 2005
- 4.5 S6/2005/0937/FP - Erection of Two Storey Side and Rear Extension. Granted 19 September 2005

5 Site Designation

- 5.1 The site lies within the settlement of Hatfield as designated in the Welwyn Hatfield District Plan 2005.

6 Planning Policy

- 6.1 National Planning Policy Framework (relevant paragraph numbers to be included)
- 6.2 Welwyn Hatfield District Plan 2005
- 6.3 Supplementary Design Guidance, February 2005
- 6.4 Supplementary Planning Guidance, Parking Standards, January 2004
- 6.5 Interim Policy for Car Parking Standards and Garage Sizes, August 2014
- 6.6 Houses in Multiple Occupation, Supplementary Planning Document, February 2012

7 Representations Received

- 7.1 The application was advertised my means of neighbour notification letters. No representations have been received

8 Town / Parish Council Representations

- 8.1 Hatfield Town Council have objected to the proposal for the following reason:

Members object to this application as over development of the site, provided a crowded occupancy with insufficient parking. They further observed that this development may be a licensed HMO and now requires re-licensing and questioned whether the proposed development contained sufficient welfare facilities for the number of occupants.

9 Analysis

- 9.1 The main planning issues to be considered are:

- 1. Features high quality design, respects and relates to the character and context of the area and incorporates the design principles of the plan and Supplementary Design Guidance (GBSP1, GBSP2, D1)**
- 2. Respects and maintains the amenity of adjoining occupiers (D1)**

3. Whether the proposal meets the requirements of policy in relation to Houses in Multiple Occupancy (D1, D2 and Houses in Multiple Occupancy Supplementary Planning Document, 2012)

1. Features high quality design, respects and relates to the character and context of the area and incorporates the design principles of the plan and Supplementary Design Guidance (GBSP1, GBSP2, D1)

- 9.2 Local Plan Policies D1 (Quality of Design) and D2 (Character and Context) 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 buildings and surrounding area. In addition, Chapter 7 of the National Planning Policy Framework (NPPF) emphasises the importance of good design in context and, in particular, paragraph 64 states permission should be refused for development of poor design that fails to improve the character and quality of an area and the way it functions.
- 9.3 All of the development proposed is to the rear of the dwelling where it will largely be unseen within the streetscene. The dwelling has previously been extended following planning permission being granted in 2005 and although the dwelling that exists is different to the original, its original form can still be observed.
- 9.4 The single storey extension would sit between an original single storey projection and an extended two storey extension. As such, this will have no impact on the wider character. The two storey rear/side element which would fill in the corner of the building would be glimpsed when travelling south east along Ground Lane although it would be largely obscured until outside the adjoining dwelling at number 12. It would, however, have a flat roof. Flat roofs are generally discouraged and often are an indication that the design is poor.
- 9.5 The dormer window would be positioned within the roof space of the original dwelling and would sit down from the ridge although it would almost meet the eaves. The cheeks would be positioned 500mm from each of the original boundaries. The Supplementary Design Guidance details that dormers should be contained within the roof slope, be subservient to the roof of the property and be positioned at least 1 metre away from the flank wall of the property or party wall.
- 9.6 The existing dwelling is already approximately twice the size of the original property and therefore any additions cannot be considered subordinate as the previous extensions could not be considered subordinate. However and with regard to the discussion above, the siting of the additions is such that they have relatively modest impact compared to the extended dwelling. They are also sited so that they would not have any impact upon the wider character of the area. For these reasons and on balance, it is considered that the design, positioning and amount are such that planning permission should be granted.

2. Respects and maintains the amenity of adjoining occupiers (D1)

- 9.7 Policy D1 and the Supplementary Design Guidance aim to preserve neighbouring amenity and, in addition, guidance in paragraph 17 of the NPPF is to always seek to secure high quality design and good standard of amenity for all existing and future occupiers of land and buildings.
- 9.8 The siting of the single storey extension would not be viewable by either of the two adjoining properties, numbers 8 and 12 Ground Lane and the distance to the properties to the rear is over 30 metres to the rear wall and therefore would not be affected. 12 Ground Lane would be able to view the 2 storey rear/side extension, but again because of the distances between properties, approximately 7 metres separates the dwellings' built form from one another, it would not have an impact.
- 9.9 The dormer window would overlook the rear garden but would be unlikely to create overlooking any more significant than the current situation and would not provide views into private rooms of dwellings to the rear due to the distance.
- 9.10 Two windows are proposed in the existing side elevation at first floor. However, these would be to a bathroom and so would be obscured. A condition requiring such can also be attached. The proposal would therefore maintain the amenity for adjoining occupiers.

3. Whether the proposal meets the requirements of policy in relation to Houses in Multiple Occupancy (D1, D2 and Houses in Multiple Occupancy Supplementary Planning Document, 2012)

- 9.11 This proposal is not seeking planning permission for use of the accommodation as a House in Multiple Occupation due to permission having previously been granted in 2014 when permission for the retention of the use was granted (under permission S6/2013/2335/FP). At that time consideration was given to all of the standards within the Houses in Multiple Occupation Supplementary Design Guidance, 2012 in terms of parking provision, cycle space, outdoor amenity space, internal space etc. etc. It is therefore not possible to consider as part of this application those details that were satisfied as part of the previous permission.
- 9.12 It is appropriate to consider the amount of parking provision as part of this application and also to review the internal space where this has changed compared to the last application.
- 9.13 Criterion HMO2 (Parking) - The plans submitted show 5 existing bedrooms although the 2013 application considered an eight bedroom HMO. Notwithstanding this, the proposal shows at both ground and first floors, the removal of dividing walls to create, overall, larger rooms, particularly the bedrooms. The proposal shows 6 bedrooms being provided. With 2 bedrooms fewer and parking provision not changing compared to the current situation, the parking situation is acceptable as the proposal met the Council's parking standards as part of the previous proposal. Parking standards require 3.5 parking spaces and 4 can easily be accommodated on site and allow occupiers to manoeuvre their vehicles independently of other residents.

- 9.14 In conclusion, the proposal would provide sufficient off road parking space which is in conformity to criterion HMO2 of the Welwyn Hatfield Council Houses in Multiple Occupancy Supplementary Planning Document February 2012 and Policy M14 of the Welwyn Hatfield District Plan 2005.
- 9.15 Criterion HMO3 (Cycle Parking) - In terms of cycle parking provision, criterion HMO3 of the HMO SPD identifies a requirement, where no garage or shed is provided, for one long term cycle space per unit. The site has an existing shed which the previous application stated was used as a bike store, and measures 1.8 x 1.8 metres. It is considered that the requirements under criterion HMO3 continue to be met through this bike store.
- 9.16 Criterion HMO5 (Layout and Design) - The submitted drawings indicate that there are seven bedrooms at the property. Measurements have been taken from the submitted floor plan drawings and the approximate bedroom sizes have been measured as follows;
- First floor front right bedroom – 10.4m²
 - First floor front left bedroom – 10.6m²
 - First floor left rear bedroom - 10.2m²
 - First floor rear right bedroom – 14.9m² (including en-suite)
 - Second floor front bedroom - 10.7m²
 - Second floor rear bedroom - 13.7m² (including en-suite)
- 9.17 All of the bedrooms are above the minimum space standard of 8m² as required by criterion HMO5 of the HMO SPD. The space standards are considered to be a minimum which is necessary to ensure that the occupants are not living within excessively cramped conditions and that HMO properties are not overcrowded. The sizes of these bedrooms therefore provide sufficient space for current and future occupants.
- 9.18 The accommodation at ground floor provides a living room, study as well as large open plan kitchen/dining/relaxing area and also a separate area marked as kitchen. This space is anticipated, and more likely to be used as a utility room in view of the detail on the remaining plan. Overall, the development provides satisfactory living conditions for both its current and future occupants, which is in conformity with HMO5 of the House in Multiple Occupation SPD, the broad objectives designed to protect residential amenity in Policy D1 of the District Plan, and the Supplementary Design Guidance.

Conditions

- 9.19 The National Planning Policy Guidance governs the use of conditions in planning and the power to impose conditions when granting planning permission is very 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 ask themselves 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.

10 Conclusion

- 10.1 The proposal complies with the Council's standards in relation to Houses in Multiple Occupancy and would not affect the amenity currently enjoyed by adjoining occupiers. In terms of the design, it is considered that on balance permission should be granted.

11 Recommendation

- 11.1 It is recommended that planning permission be approved subject to the following conditions:

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

JB/PG/P/001 rev A & JB/PG/P/002 rev A & JB/PG/P/003 rev A &
JB/PG/P/004 rev A & JB/PG/P/005 rev A

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

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

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

3. The development hereby approved shall not be provided with more than 6 (six) bedrooms in accordance with drawing number JB/PG/P/003 rev A, Subsequently there shall be no alteration or sub-division of the internal layout hereby approved to provide additional bedroom accommodation or occupation of any other room as a bedroom.

REASON: To ensure that the internal layout and minimum space standards are met in accordance with criterion HMO5 of the Houses in Multiple Occupation Supplementary Planning Document 2012, to prevent intensification of the use and to protect the residential amenity of the occupiers and character of the surrounding area and in accordance with Policies D1, D3 and D7 of the Welwyn Hatfield District Plan 2005.

4. The proposed first floor side windows shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened below a height of 1.8 metres above floor level, and shall be retained in that form thereafter.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

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 Councils website or inspected at these offices). *Lisa Hughes*, (Strategy and Development)

Lisa Hughes (Strategy and Development)
Date 29 May 2016

Application Expires 17th June 2016



Council Offices, The Campus,
Welwyn Garden City, Herts. AL8 6AE

Title:		Scale: DNS	
10 Ground Lane, Hatfield		Date: 2016	
Project:	DMC Meeting	Drawing Number:	6/2016/0674/HOUSE
		Drawn:	Baras Mast-Ingle