

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 21 JULY 2016
REPORT OF THE DIRECTOR (GOVERNANCE)

6/2015/2361/HOUSE

37 PINE GROVE, BROOKMANS PARK, HATFIELD, AL9 7BL

DEMOLITION OF EXISTING FRONT PORCH AND SIDE EXTENSION, ERECTION OF PART SINGLE, PART TWO STOREY FRONT EXTENSIONS, SINGLE STOREY SIDE EXTENSION, PART SINGLE STOREY/PART TWO STOREY REAR EXTENSIONS, EXISTING GARAGE CONVERSION.

APPLICANT: Ms Louise Verdier

(Brookmans Park and Little Heath)

1 Site Description

- 1.1 The site comprises of a two storey semi-detached dwellinghouse located to the west of Pine Grove which is predominately residential in character. The property has a gable roof with a part low eaves roof slope to the front, a flat roof front/side garage aligning with the front flat roof front porch and bathroom; a flat roof high side/ rear garage built up to the south boundary with an attached lean to uPVC canopy. The rear garden tapers down towards the rear and the garage has a room underneath which is used as a garden store.
- 1.2 The plot is deep with a large rear garden and front forecourt. The properties in Pine Grove comprise, in the main, of large detached and semi detached dwellings that have been extensively extended in the form of single storey front and rear extensions and large two storey front and rear gables. The properties are of a similar building line, well set back from the highway.

2 The Proposal

- 2.1 The proposal seeks planning permission for the demolition of existing front porch and side extension, erection of part single, part two storey front extensions, single storey side extension, part single storey/part two storey rear extensions, existing garage conversion.
- 2.2 Materials are shown to match the existing iwth the addition of part timber cladding to the walls.

3 Reason for Committee Consideration

- 3.1 This application is presented to the Development Management Committee because North Mymms Parish Council have objected to the planning application.

4 Relevant Planning History

- 4.1 Application No: 1988/0053/FP -: Single storey front extension to form porch and garage - Granted: 11- 03- 1988

5 Planning Policy

- 5.1 National Planning Policy Framework
- 5.2 Welwyn Hatfield District Plan 2005
- 5.3 Supplementary Design Guidance, February 2005
- 5.4 Supplementary Planning Guidance, Parking Standards, January 2004
- 5.5 Interim Policy for Car Parking Standards and Garage Sizes, August 2014

6 Site Designation

- 6.1 The site lies within Brookmans Park and Little Heath as designated in the Welwyn Hatfield District Plan 2005.

7 Representations Received

- 7.1 The application was advertised by means of neighbour notification letters. One representation has been received from 35 Pine Grove in response. Comments are summarised as:
- The proposed development obliterates daylight to the kitchen of no. 35.
 - Overdevelopment of the site
 - No consideration to the requirements of construction and access to no. 35.

8 Town / Parish Council Representations

- 8.1 *“North Mymms Parish Council comment that the degree of inter visibility between the dwellings and the private amenity area is greatly reduced. The relationship between the height of buildings and also window locations plays a great part in this and the house will be too big and overlooking the other neighbouring houses”.*

9 Analysis

- 9.1 The main planning issues to be considered are:
- 1. The quality of the design and the impact on the character and appearance of the area. (National Planning Policy Framework, Policies D1 , D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance (SDG))**
 - 2. The impact on the residential amenity of the occupants of neighbouring properties**
- 1. The quality of the design and the impact on the character and appearance of the area.**

- .9.3 The NPPF attaches great importance to the design of the built environment, stating, *good design is a key aspect of sustainable development...and should contribute positively to making places better for people*". It stresses the need to *plan positively for the achievement of high quality and inclusive design for all development, including individual buildings and smaller developments like the proposed development. While it states that local authorities should not impose architectural styles or particular tastes, it reinforces that it is also important to consider local character and distinctiveness. In addition, it states that '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 it functions'*.
- 9.4 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. GBSP2 requires proposals to be compatible with the maintenance and enhancement of the character of the area. These policies are expanded upon in the Welwyn Hatfield District Plan Supplementary Design Guidance (SDG) 2005 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 a core principle of the NPPF that planning should seek to secure high quality design. Paragraph 5.2 (i) of the Design Guide SDG gives advice that extensions should harmonise with the scale and architectural style of the original building, and the character of the area.
- 9.5 The proposal seeks a number of extensions to the property and will provide additional floorspace totaling 76 square metres. However it should be noted that the adjoining properties have already extended in a similar manner with ground and first floor front and rear extensions and as such it is considered that the proposal which is the subject of this application will not be out of context with the surrounding neighbourhood.
- 9.6 The proposed single storey front extensions will project forwards by approximately 2.0m. The proposed southern front extension has an eaves height of approximately 2.3m sited within 0.3m of the boundary which tapers out towards the rear. The adjoining properties both have front extensions and given the depth of the front garden at approximately 10.0m the extensions are considered to be of a scale and size that are appropriate and in proportion with the size of the plot and the dwellinghouse.
- 9.7 The proposed lean-to front extension will be sited to the north boundary of the property .It is proposed to be built to the following approximate dimensions: a depth of 2.0m, a height of 3.5m and an eaves height of 2.3m. No. 39 has a similar type of front extension sited to the shared boundary with the application property; this development is considered to be of an acceptable design, size and siting.
- 9.8 Two storey front gable roof extensions are a feature of many of the properties in this section of Pine Grove with both the adjoining properties at No. 35 and 39 having this form of development. As such, the principle of a two storey front extension to this property is acceptable. The proposed two storey front extension is to align with the south flank of the property which is set in 2.0m from the

shared boundary with no. 35 and 3.5m from the north boundary and at a depth of 5.0m is considered of a scale and form that is appropriate.

- 9.9 An existing uPVC side canopy extension sited to the south elevation of the main dwelling is proposed to be replaced by a brick built lean-to sited within 0.3m of the shared boundary with no. 35 and with approximate eaves height of 2.3m and a height of 3.0m. The extension would not be visible from any public viewpoints and is considered appropriate and acceptable.
- 9.10 Both the adjoining properties have been extended to the rear with No. 39 having a single storey lean to rear extension built up to the shared boundary with the application property with an additional rear conservatory giving a cumulative depth of some 6.0m. No. 35 has a rear conservatory sited close to the shared boundary with the application dwelling and with the existing side/ rear garage to the application property, obscures views of any ground floor rear extensions to No. 37.
- 9.11 There is no objection in principle to the conversion of the existing garage given that a replacement garage is proposed. Both of the adjoining properties have wide and deep two storey rear gable roof extensions. The proposed first floor rear extension is to be set in 2.3-4.0m from the north and south boundaries of the site with a gable roof which is set down from the main ridge of the property. The extension is considered of an appropriate design and siting which is subordinate in scale and bulk in relation to the property and the surrounding area.
- 9.12 The windows to the proposed extensions are of an acceptable design, alignment and siting, in proportion with the amount of brickwork and in character with the existing windows to the property. The proposed first floor rear extension will have more glazing than any other part of the property but given that this is to be main feature window it is considered acceptable.
- 9.13 In terms of design and siting, the development is considered to be of an acceptable size, scale and design that is in keeping with the character and appearance of the property and within the context of the architectural design and visual appearance of the surrounding area and is not considered to result in any additional or harmful impact on the character and appearance of Pine Grove.
- 9.14 In summary, the proposed development is considered in keeping with the character and appearance of the dwellinghouse, the adjoining dwellinghouses and the surrounding area and would achieve a high standard of design, complying with Policies GBSP2, D1 and D2 of the adopted Welwyn Hatfield of the Local Plan and the Supplementary Planning Design Guidance (2005).

2. The impact on the residential amenity of the occupants of neighbouring properties

- 9.15 The National Planning Policy Framework states,

'Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'.

Policy D1 of the adopted Welwyn Hatfield Local Plan seeks to "ensure that the amenity and privacy of occupiers of existing and proposed dwellings is

safeguarded. Para 5.7 of the Supplementary Design Guide states that all new developments should be designed, orientated and positioned in such a way to minimise overlooking between dwellings, which would affect their internal living areas and their private rear gardens or amenity areas.

- 9.16 Both the adjoining detached dwellings to the application property have been extensively extended with single storey front, side and rear extensions and two storey front and rear extensions. No. 35 is sited to the south of the application property and has a single storey front gable roof front extension set in some 1.5m from the shared boundary with the application site which narrows towards the rear. The property has one wc and a kitchen window sited in the north elevation at ground floor and has a rear conservatory. The north elevation windows give light to non habitable rooms and therefore are not given the same weight of consideration as if they had been main habitable rooms. In addition, there is an internal opening between the kitchen and conservatory so that the side kitchen window is not the sole light to that room. No. 35 has written in to object to the loss of light to the kitchen window but the proposed single storey side extension is replacing a similar size and siting structure which is to be built within 0.2m of the shared boundary where there is a 1.8m high close boarded fence. At an eaves height of 2.3m and with the rooflights sited above 1.8m from internal floor level of the room, the side extension is not considered to result in any amenity implications in the form of a loss of light, outlook or overbearing impact above what presently exists.
- 9.17 The existing garage to the application property is already sited forward of No. 35 and the additional increase in depth with a distance gap of some 1.8m between the properties and, an eaves height of 2.3m, it is not considered that the extension would result in any additional loss of amenity in the form of a loss of light or outlook to No. 35. Furthermore, the proposed two storey front extension has its south elevation aligning with the main elevation of the dwellinghouse and at a distance of 2.0m from the shared boundary it is not considered to give rise to any demonstrable harm to the amenity of No. 35.
- 9.18 In respect of the proposed increase in depth of the single storey rear extension, this is buffered by the existing side/rear garage which is sited to the south boundary of the site which obscures any views of the extension. The conversion of the garage into a habitable room will not result in any loss of amenity to No. 35. The proposed first floor rear extension has its south elevation set in 4.0m from the shared boundary with No. 35 and given the distance it is not considered to result in any demonstrable harm.
- 9.19 No. 35 objects to the implications of such a large development on their property and the surrounding area. This [no. 35] property has been extended in a similar manner with large two storey front and rear extensions as have other properties in Pine Grove. In respect of the statement that the proposed development results in an over development of the property; the plot is considered large enough to accommodate such a development and reflects what most adjoining properties in close proximity of the site have already undertaken.
- 9.20 No. 39 is sited to the north of the application property and has also been extensively extended in the form of a single and two storey front and rear extensions. Given the distance, size and scale of the proposed extensions in

relation to no. 39, it is not considered that they would be adversely impacted by the development and complies with the guidance contained in the Council's adopted SDG Residential Design Guide (2005).

- 9.21 For the reasons outlined above, the proposal is considered to have a satisfactory relationship with the adjoining properties accords with the relevant policies outlined above and the Welwyn Hatfield District Plan Supplementary Design Guidance 2005.

Conclusion

- 9.22 The proposal is considered to comply with the NPPF, the Welwyn and Hatfield District Plan 2005, Supplementary Design Guidance and the above mentioned local planning policies. It is therefore recommended that planning permission be granted.

10 Recommendation

- 10.1 It is recommended that planning permission be granted 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:

DO17_A_110 Rev PO6 & DO17_A_111 Rev PO5 & DO17_A_100 Rev PO2 & DO17_A_108 Rev PO6 & DO17_A_109 Rev PO4 & DO17_A_106 Rev PO8 & DO17_A_105 Rev PO2 & DO17_A_107 Rev PO7 & DO17_A_102 Rev PO1 & DO17_A_101 Rev PO2 & DO17_A_104 Rev PO1 & DO17_A_103 Rev PO1

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.

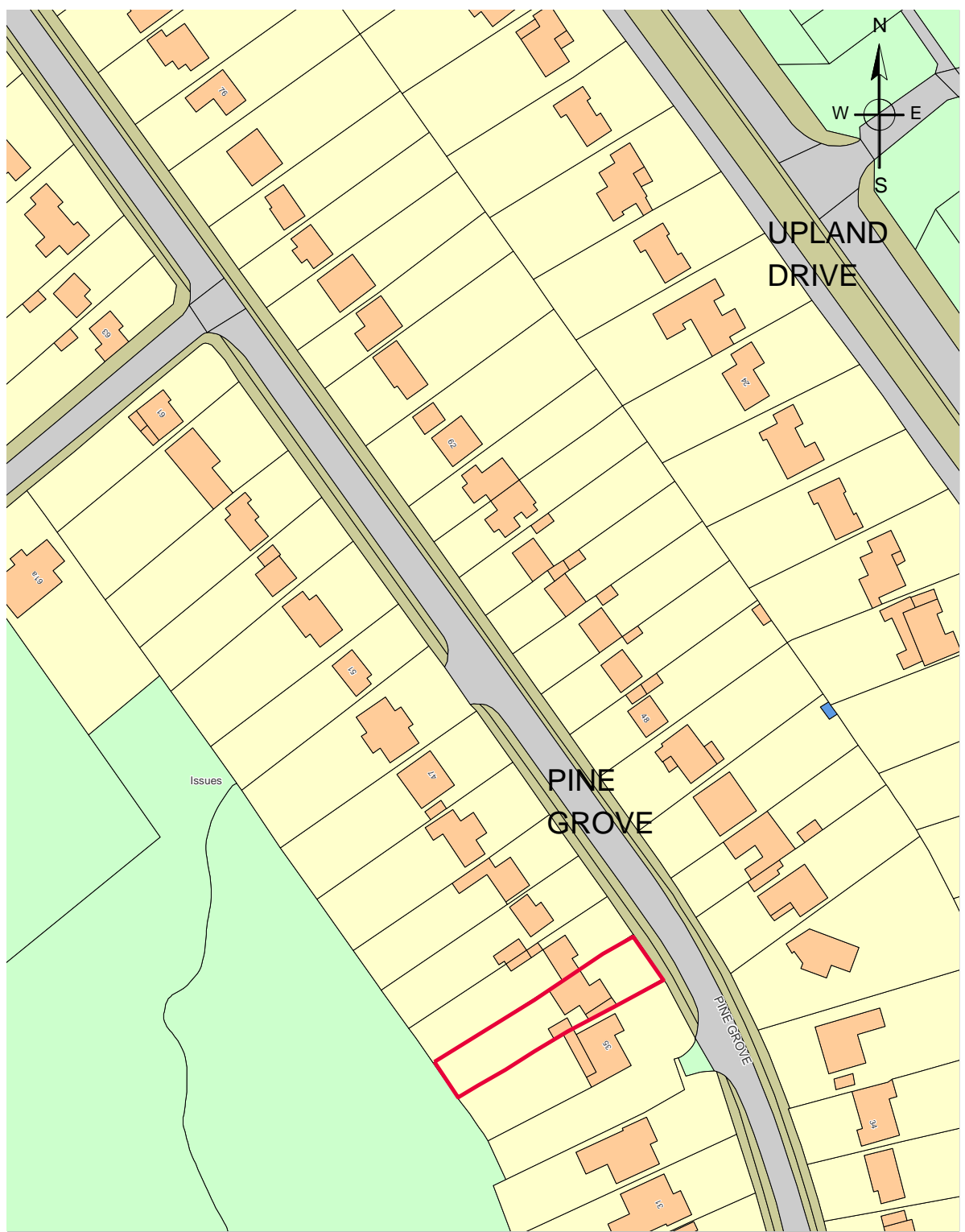
Positive and Proactive Statement


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).

Femi Nwanze, (Strategy and Development)

Date 27 June 2016

Application Expiry Date: 15.01.2016



 Council Offices, The Campus, Welwyn Garden City, Herts. AL8 6AE	Title: 37 Pine Grove, Brookmans Park		Scale: DNS
	Project: DMC Meeting		Date: 2016
	Drawing Number: 6/2015/2361/HOUSE		Drawn: Andrew Windscheffel
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