

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

S6/2016/0240/HOUSE

12 CLOVERLAND, HATFIELD, AL10 9ED

ERECTION OF SINGLE STOREY SIDE EXTENSION (INCLUDING PRIOR  
REMOVAL OF THE PREVIOUS ALTERATION), ADDITION OF A FRONT  
ENTRANCE LOBBY AND ERECTION OF SINGLE-STOREY GARDEN SHED FOR  
STORAGE PURPOSES

APPLICANT: Mrs P Munzarova

(Hatfield South)

**1. Site Description**

- 1.1 The application site is in the north east corner of Cloverland a residential close of terraced and semi-detached houses around a triangular green within South Hatfield. The plot comprises a semi-detached, two-storey dwelling with a single-storey pitched-roof addition to the side (east) elevation. The property is built of red brick with a pantiled roof. The site is accessible by foot via a footpath which leads from the corner of the close to the front door and the garden. The plot does not have on-site parking and this could not be provided given the position of the house set back in the corner of the close. Spaces are available in the close in the street and in recessed bays. The front garden is surrounded by a 1.8m high privet hedge which marks the boundaries with the front gardens of No's 10 and 14 Cloverland. The dwelling is set within a triangular-shaped plot. The private garden lies to the north (rear) and east side of the house and has a maximum depth of approximately 11.5m and width of 16m.
- 1.2 The surrounding residential development consists of similar dwellings in respect of both size and appearance. The rear and side gardens of the application site are enclosed by the rear gardens and boundary treatment of adjacent houses; No 10 to the south, No 14 to the west and properties in Hazel Grove to the north east (No's 64 to 72 evens). The land rises to the north-east boundary by approximately 1m.

**2. The Proposal**

- 2.1 This application seeks planning permission for the erection of a ground floor side extension to replace the existing one, a porch and a triangular shaped front/shed in the side garden.

- 2.2 The ground floor side extension would be flat-roofed with a maximum height of approximately 2.8m and would extend 4.4m to the side and align with the front and rear elevations of the host dwelling. The walls would be finished in brick to match the existing house and topped with concrete coping stones. There would be one door in the side elevation and a window in the side and rear elevations. The doors and windows would be white upvc.
- 2.3 The proposed porch would be positioned to the front of the house. It would project 1m forward of the front wall of the house. The roof of the porch would be shallow-pitched with a gable end to the front, a maximum height of 2.6m and eaves height of 2.25m. It would be built of brick with white upvc door and window in the front elevation and have a tiled roof.
- 2.4 The proposed shed would be positioned forward of the existing front elevation of the house. It would be located in the side garden and has been designed to fit into the corner of the site abutting the boundaries with No's 10 Cloverland and 68-72 Hazel Grove. It would have a flat roof and a height of approximately 2.5m. It would measure 6m by 7m by 8m and cover an area of approximately 21sqm. It would be built of reclaimed timber and finished to a high standard. A door would face into the garden with no windows in the elevations facing the site boundaries.

### **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 H/1995/5198/EM – Replacement windows and doors. Granted 7.7.1995.

### **5. Planning Policy**

- 5.1 National Planning Policy Framework (NPPF) March 2012
- 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 Hatfield as designated in the Welwyn Hatfield District Plan 2005.

### **7. Representations Received**

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

## **8. Parish Council Representations**

8.1 Hatfield Town Council have objected to the proposal stating:

*“This Council considers the shed inappropriate development in size. Insufficient detail has been given and therefore an objection is raised on the shed alone.”*

## **9 Analysis**

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

- 1. The quality of the design and the impact on the character and appearance of the area (D1 & D2, GBSP2, SDG & NPPF)**
- 2. The living standards for future and existing occupants (D1 and D2, SDG)**
- 3. The impact on the living conditions of adjoining neighbours (D1, SDG and NPPF)**

### **1. The quality of the design and the impact on the character and appearance of the area**

9.2 Local Plan Policies D1 (Quality of Design), D2 (Character and Context) and GBSP2 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 The application property is located within a residential area of Hatfield, where the surrounding houses are finished in similar materials (red brick with profiled tiles) but vary in roof form; plain ridges and cottage mansard roofs. Given the location of the proposed side and porch extensions they would not be in visually prominent locations. They would be positioned in the corner of the close and be screened by the built form of the existing houses in the close (including no 10) and the hedge around the site. It is considered that these elements of the works would be subordinate in terms of scale and form to the host property and would not result in a dominant or intrusive feature within the streetscene. There are other examples of front porch extensions in the close and in the wider area. Some of these have flat and some have pitched roofs.

The proposed development would not be out of keeping with the appearance and character of the area.

- 9.4 Turning to the shed, this would be constructed of timber, a suitable material for a shed, the proposal would be in keeping with the character of the host dwelling and the immediate and wider surrounding area. While the shed is somewhat irregular in shape, it is considered that its shape responds to its context and is an efficient use of this part of the garden. The proposal, therefore, complies with policies D1, D2 and GBSP2 of the adopted Welwyn Hatfield District Plan 2005, the adopted Supplementary Design Guidance 2005 and Section 7 of the NPPF.

## **2. The impact on the living conditions of existing and future occupants**

- 9.5 Policy D1 and the SDG 2005 require a high standard of design and for private amenity space for each residential unit to be usable in terms of its orientation, width, depth and shape. The side extension would leave a space of 1.5m width between the house and the north east boundary at its narrowest point. With this in mind, it is considered that sufficient space would be left around the host property so that it would not appear cramped or overdeveloped upon its plot. A total area of 130sqm of garden would remain with two useable and functional areas; one to the rear and one to the side and this provision is considered a suitable size for a three bedroom house.
- 9.6 The side extension would provide additional space (net increase of 19.8sqm) for the existing kitchen, dining and study rooms to be enlarged.
- 9.7 The proposed shed would be used as an ancillary use to the occupation of the main house for storage of items owned by the occupant.
- 9.8 The remaining amenity (garden) space would be adequate for the size of property and be provided in a usable layout so that the living conditions of the occupants would not be adversely affected by the proposal. It is, therefore, considered to be in compliance with Policies D1, D2 and GBSP2 of the adopted Welwyn Hatfield District Plan 2005, the adopted Supplementary Design Guidance 2005.

## **3. The impact on the living conditions of adjoining neighbours**

- 9.9 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. The properties at No 10 Cloverland and No's 64 to 72 (evens) Hazel Grove are those most likely to be affected.
- 9.10 The proposed ground floor side extension would not extend beyond the rear of the adjacent neighbouring property at No. 10 Cloverland. The shed would be positioned on the side boundary of the rear garden of No 10 for a length of 7m and a height of 2.5m. However, it would be set in from the boundary by

0.8m and would be positioned to the north of that garden. Given the set-back, the 2.5m height and the orientation, the proposed shed would not result in a loss of daylight or sunlight to the rear garden or internal spaces of No 10 and would not give rise to an overbearing impact.

- 9.11 With regard to the impact on the occupiers of properties in Hazel Grove and their living conditions, the proposed side extension and shed would be on lower land than the houses in Hazel Grove and their 12m long gardens. The existing boundary comprises 2m high fences and informal hedging and trees, which would assist with actual screening of the proposed shed. The side extension and shed would not be easily visible from those neighbouring properties and so would not result in an overbearing impact or any loss of day or sunlight to the gardens or internal spaces. There would be no windows on the boundaries so overlooking and loss of privacy to the neighbouring properties would not occur. It is considered that the built form and positioning of the proposals would not result in significant harm to the living conditions of the occupiers of adjacent neighbouring properties, in terms of overbearing and loss of light.
- 9.12 Having regard to all of the above, it is considered that neither of the proposed developments would detrimentally impact upon the living conditions of the occupiers of neighbouring dwellings, in terms of overlooking, overbearing and loss of light. The development, therefore, is in accordance with saved policy D1, the Supplementary Design Guidance or the relevant paragraphs of the NPPF.

## **10. Conclusion**

- 10.1 The impacts of the proposal have been considered in terms of their design and the visual amenity of the area, the living conditions of occupiers of the existing building and of neighbouring dwellings. It has been concluded that the proposal is acceptable in terms of each of the above. As such, the development is in accordance with relevant policies of the adopted Welwyn Hatfield District Plan 2005, the adopted Supplementary Design Guide, the adopted Parking Standards SPG 2004 and Interim Policy 2014 and with Section 7 of the NPPF.

## **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:

Site Location Plan 1:1250 & 2016-001 & 2016-002 & 2016-003 & 2016-004 & 2016-005 & 2016-006 & 2016-101 & 2016-102 & 2016-103 & 2016-104 & 2016-105 & 2016-106 received and dated 15.2.2016

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 side and porch extensions 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 the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

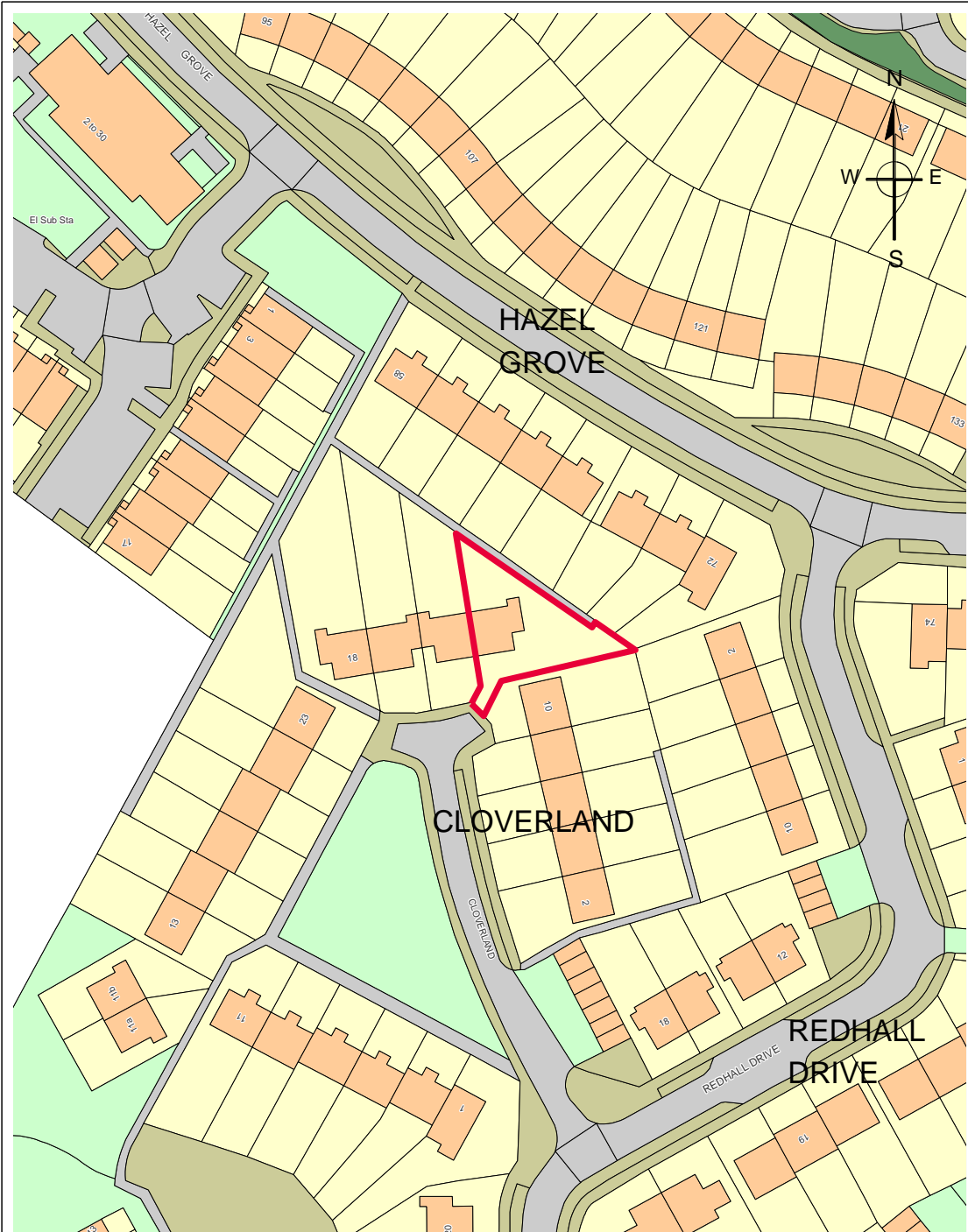
### **Positive and Proactive Statement**

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 inspected at these offices).

*June Pagdin, (Strategy and Development)*

Date: 14/6/2016

Expiry Date: 22.4.2016



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

Title:

12 Cloverland, Hatfield

Scale: DNS

Date: 2016

Project:

DMC Meeting

Drawing Number:

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Drawn:

Andrew Windscheffel

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