

WELWYN HATFIELD BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE – 18 AUGUST 2016  
REPORT OF THE DIRECTOR (GOVERNANCE)

6/2016/0595/HOUSE

42 LEMS福德 ROAD, HATFIELD, AL10 0DJ

SINGLE STOREY FRONT, SIDE AND REAR EXTENSION

APPLICANT: Mr C Forde

(Hatfield Central)

**1. Site Description**

- 1.1 The application site is located on the east side of Lemsford Road and occupies an elevated position with a steep grass embankment in front. There is one pedestrian access to the front of the property which is accessed by Lemsford Road or at the rear by Stockbreach Close. The application site does not currently benefit from off-street parking. The surrounding area is residential in character, the east side of Lemsford Road features terrace properties and the west side features blocks of flats and Fiddlebridge Industrial Area.
- 1.2 The site accommodates a two storey end of terrace dwelling with a lean to side addition with front and rear gardens. A large outbuilding is situated at the rear of the plot. The dwelling is finished in white painted render with upvc windows and doors under a hipped pitched roof.

**2. The Proposal**

- 2.1 This application seeks planning permission for a combined addition of a single storey front, side and rear extension. The extensions would combine to create a 'wrap around' which would host white painted render to match the existing dwelling and would feature a hipped roof featuring a crown and lean to element along the south eastern side of the host dwelling.
- 2.2 The proposed extension would be single storey and would measure approximately 12 metres deep along the boundary shared with No.40 Lemsford Road; 1.5 metres deep off of the front elevation and 3 metres off the rear elevation. It would extend 3.2 metres wide at the front and 6.8 metres wide at the back. The extension would have an eaves height of 2.7 metres and a maximum height of 3.6 metres.

- 2.3 The extension would accommodate a front entrance, downstairs bathroom, storage space, and would involve the enlargement of the existing kitchen/dinner.

### **3. Reason for Committee Consideration**

- 3.1 This application is presented to the Development Management Committee because Hatfield Town Council has submitted an objection.

### **4. Relevant Planning History**

- 4.1 S6/2013/1330/FP – Retention of outbuilding, refused 23 August 2013. A subsequent appeal was allowed (18 October 2013).

### **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, August 2014

### **6. Site Designation**

- 6.1 The site is located within the settlement of 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. Town/Parish Council**

- 8.1 Hatfield Town Council objects to the application and their comments regarding the proposal state:

*“Members object to this application as overdevelopment of the site in a road already suffering from severe parking problems and out of keeping with neighbouring properties.”*

### **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 & Supplementary Design Guidance 2005 & NPPF);**
- 2. The potential impact on the residential amenity of adjoining neighbours (D1, R19, SDG and NPPF);**
- 3. The impact on parking (Supplementary Planning Guidance, Parking Standards 2005)**

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

- 9.2 The Government attaches great importance to the design of the built environment. The National Planning Policy Framework (NPPF) notes that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Planning decisions should aim to ensure that developments add to the overall quality of the area; respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.
- 9.3 Furthermore, Policy D1 requires the standard of design in all new development to be of a high quality and Policy D2 requires all new development to respect and relate to the character and context of the area in which it is proposed. It notes that development proposals should as a minimum maintain, and where possible, should enhance or improve the character of the existing area. Policy GBSP2 requires that 'within specified settlements development will be limited to that which is compatible with the maintenance and enhancement of their character'. The Welwyn Hatfield District Plan Supplementary Design Guidance (SDG) supplements the policies contained in the District Plan.
- 9.4 The proposed extension would be located to the front, rear and side of the host dwelling. The host dwelling is an end of terrace property in a row of four, there are six examples of this form of development along Lemsford Road. All of these properties are similar in terms of size, style and design.
- 9.5 In relation to the front extension, one other property benefits from a front porch. It is also noted that No.18 Lemsford Road was granted permission for a similar front and side wrap around proposal (Reference S6/2001/1185/FP). This proposed to extend 1.4 metres off the front elevation wall, similar to the host property that proposes 1.5 metres, and with the addition of a detached conservatory. However, only the conservatory has been constructed, although the other elements could be constructed at any point in the future.
- 9.6 The proposed extension would be single storey and would create a 'wrap around' to the host dwelling and would feature a hipped roof with a crown and a lean to element along the side of the property. There would also be two roof lights and full length windows to the rear elevation.

- 9.7 The proposed extension would be visible within the street scene. When travelling down Lemsford Road the majority of views would be focused on the front element, additionally whilst travelling north, some views would be afforded to the side element. Given the modest scale of the proposed single storey extension in relation to its height, depth and width, the extension would appear subservient to the existing dwelling and would therefore respect the visual amenity of the street scene.
- 9.8 The fenestration detailing would match those in the existing dwelling and the extension would feature a hipped roof with a crown and a lean to element which would be in keeping with the host dwelling. Additionally, white painted render is proposed to match the existing dwelling. The proposed extension would reflect the host dwelling in terms of design and appearance and therefore would reflect the character of the dwelling and surrounding area.
- 9.9 Having regard to the above, it is considered that the scheme is in accordance with the Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, guidance under the Supplementary Design Guidance 2005 and the National Planning Policy Framework

## **2. The potential impact on the residential amenity of adjoining neighbours**

- 9.10 Policies D1 and the Supplementary Design Guidance aim to preserve neighbouring amenity. Furthermore, 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.
- 9.11 With regard to the impact on the amenity of adjoining neighbours, Policy D1 and the SDG states that any extension should not cause loss of light or appear unduly dominant from an adjoining property and should not result in undue overlooking of a neighbouring property or result in a loss of privacy.
- 9.12 The most likely neighbours to be impacted are those at No. 40 and No.44 Lemsford Road. No neighbour representations have been received.
- 9.13 With regards to No.40 Lemsford Road, this property adjoins the host dwelling. The element of the extension that would most likely impact this neighbour is the rear extension. The addition would sit along the boundary shared with this neighbouring property and would extend beyond the rear elevation by approximately 3 metres. It would be single storey with an eaves height of 2.7 metres. The modest scale proposed would not appear overbearing on the neighbouring occupier nor is considered to cause any loss of light. Additionally, there are no windows proposed on the side elevation and those in the rear would afford views to the rear garden so not affecting the private garden amenity space at No.40. It is also noted that the impact on this neighbour as a result of the development, would be the equivalent to the impact of an extension achieved under permitted development without the requirement to notify the Local Planning Authority. The proposal would not

impact upon the residential amenity and would respect the living conditions of this adjoining occupier.

- 9.14 With regards to No. 44 Lemsford Road, this neighbouring property is likely to be the most affected by this proposal given the development would sit along their shared boundary. The separation distance between the dwellings is approximately 2.8 metres; the proposed development would sit 1.3 metres closer along the shared boundary and would be single storey. Due to its proposed limited height of eaves of approximately 2.7 metres and existing 2 metre boundary fence; a large proportion of the extension would be screened from view of the neighbouring property. Therefore, by virtue of separation distance, boundary treatment and proposed height, the proposed extension is not considered to cause any overbearing impact on this neighbouring property to the extent that would warrant a refusal. Additionally, there are no windows proposed on the side elevation and so there would be no impact in terms of overlooking or loss of privacy. Therefore, the proposal would respect the living conditions of this adjoining occupier.
- 9.15 In light of all of the above observations, it is considered that the proposed extension would, on balance, respect and sufficiently retain the living conditions of all surrounding neighbouring properties and future occupiers. The proposal is there in accordance with Policies D1, the Supplementary Design Guidance and the relevant paragraphs of the NPPF in this regard.

### **3. Parking provision and highway safety**

- 9.16 The host dwelling currently has no parking provision. There is no off-street parking available to the front of the dwelling due to its setting. The only parking which may be offered would be on-street to the rear of the site on Stockbreach Road. The proposal would not create any additional bedrooms and therefore the impact of the development would not be any different to the existing situation. Whilst saved Policy M14 of the District Plan, Parking Standards of the Supplementary Design Guidance and The Council's Interim Car Parking Standards detail the amount of parking required for new development, in this case these standards are not applicable.

## **10. Conclusion**

- 10.1 The proposed development, by virtue of its scale, design and appearance is considered to sufficiently maintain the character and context of the area, and would not have any significantly adverse impacts on the living conditions of neighbouring occupiers. The proposal is therefore in accordance with Policies GBSP2, D1, and D2 of the adopted Welwyn Hatfield District Plan 2005, the adopted Supplementary Design Guide and the National Planning Policy Framework.

## **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:

Drawing No's PD 01.02.16 Revision A & PD 02.02.16 Revision A & PD 03.02.16 Revision A & PD 04.02.16 Revision A & PD 05.02.16 Revision A received and dated 20<sup>th</sup> June 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 extension/alterations must match the existing dwelling/building in relation to colour and texture.

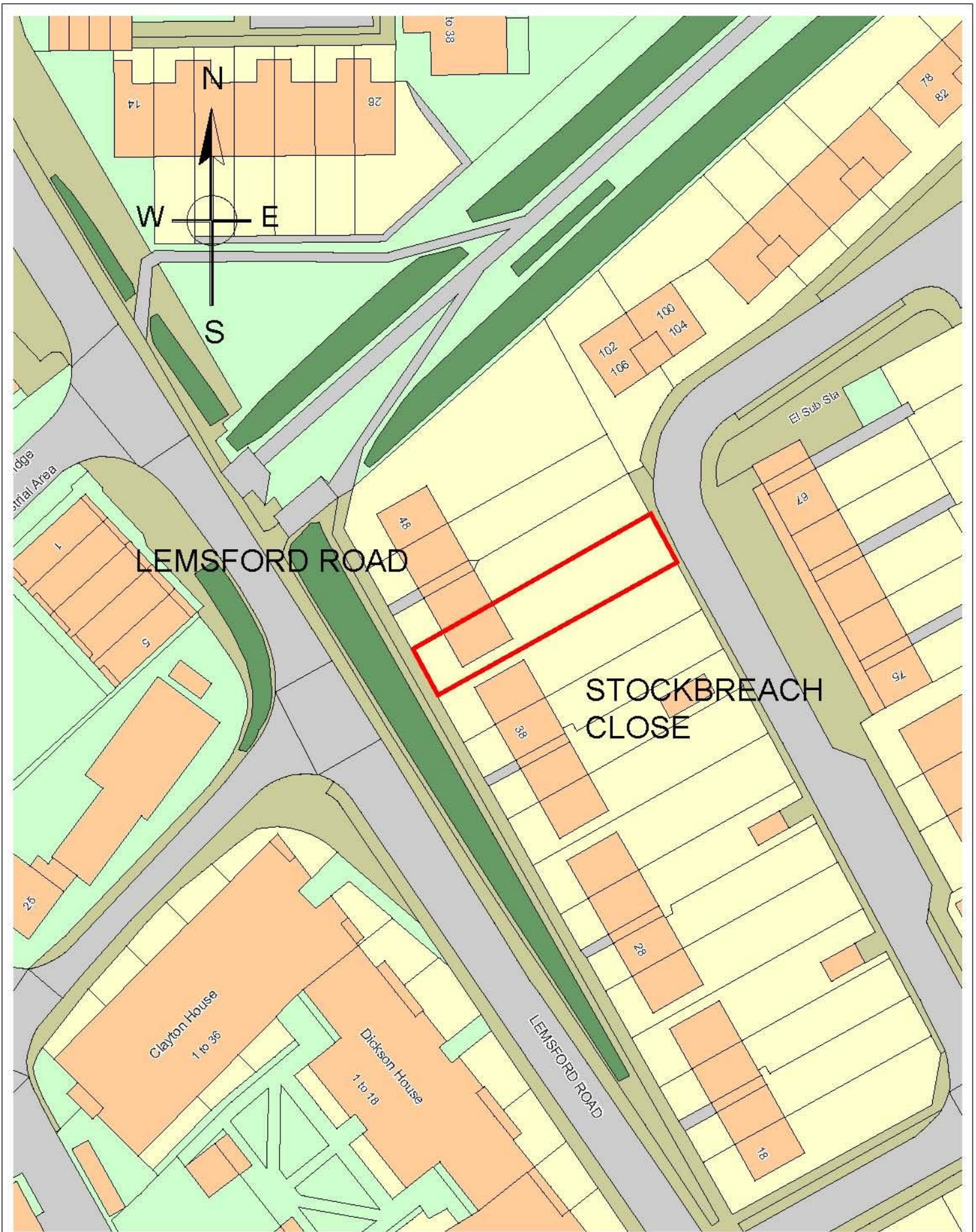
REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

### **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).

Lucy Hale (Strategy and Development)  
Date 27 July 2016

Expiry date: 22/08/2016



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

Title: 42 Lemsford Road, Hatfield

Scale: DNS

Date: 2016

Project: DMC Meeting

Drawing Number: 6/2016/0595/HOUSE

Drawn: Baras Mast-Ingle