

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 15 SEPTEMBER 2016
REPORT OF THE DIRECTOR (GOVERNANCE)

6/2016/1104/HOUSE

17 DAYS CLOSE, HATFIELD, AL10 0SD

ERECTION OF PART SINGLE, PART TWO STOREY REAR EXTENSION

APPLICANT: Mr. T. Onyems

(Hatfield Central)

1 Site Description

- 1.1 The application site comprises a two storey end of terrace property in Days Close, Hatfield. The application plot is roughly rectangular in shape with a frontage width of approximately 9.5m and a depth of approximately 21m. The land level slopes slightly upward from the shared parking court at the front of the plot, the application site having no dedicated on-site parking provision.
- 1.2 The surrounding properties in Days Close have a linear layout, although a projecting two storey rear extension is witnessed at the rear elevation of No. 13 Meadow Dell, this facing the rear garden of the host property.

2 The Proposal

- 2.1 The proposal seeks householder permission for the erection of a part single and part two storey rear extension. The extension(s) would project approximately 3m out into the rear garden. The overall height of the dwelling would not alter, with the extension set down from the ridge. A hip style roof configuration is proposed. Materials are indicated to 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 development.

4 Relevant Planning History

- 4.1 Prior approval for the erection of a single storey rear extension was approved in January 2016 under reference 6/2015/2551/PN8.

5 Site Designation

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

6 Planning Policy

- 6.1 National Planning Policy Framework 2012
- 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

7 Representations Received

- 7.1 The application was advertised by 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:

“Overdevelopment of the site”

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 (D1 & D2 & D8, SDG & NPPF)**
- 2. The potential impact on the residential amenity of adjoining neighbours (D1, SDG and NPPF)**
- 3. Parking provision and highway safety (M14 and Supplementary Parking Guidance and Council’s Interim Policy for Car Parking Standards and Garage Sizes)**

4. Other Material Planning Considerations

- 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) 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 The element of the streetscene in which the application property is located is predominately comprised of smaller units, in a grid type form and set within generous rear gardens, giving the rear of properties a distinct spacious feel.

- 9.4 This proposal is purely concerned with the rear elevation, wherein this 3m projection is acceptable in principle. Whilst the two storey element spans two thirds of the rear elevation, it will not have such a detrimental impact to justify a refusal on overdevelopment grounds, a comment made by the Town Council. Additionally, the hip roof design would not appear out of character with either of the adjoining dwellings or immediate locality. A condition requiring materials to match the existing dwelling would ensure that the proposal retains its character.
- 9.5 The proposal would therefore comply with local and national policy in terms of design and character of the area.

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

- 9.6 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.
- 9.7 The most likely neighbours to be impacted are those at 15 Days Close, 1 Days Mead and No's 11 -19 (odds) Meadow Dell.
- 9.8 With regards to 15 Days Close, the proposal would extend beyond the rear elevation of this neighbouring property only by approximately 3 metre and at a single storey height. Reference is also made to the application approved under prior approval which permitted a rear single storey extension projecting 5.8 metres under the Larger Home Extension procedure recently introduced. The first floor element would be 3 metres from the party boundary and as a result no material impact in terms of amenity, overbearing and loss of light will occur. Additionally, no windows are proposed in the side elevation and those in the rear would afford views to the rear garden so would not affect the private garden amenity space at number 15.
- 9.9 With regards to the other highlighted properties, due mainly to the separation distances between dwellings of approximately 20 metres to habitable windows to the south and 15 metres to habitable windows to the west respectively and the boundary currently comprising quite dense landscaping, the extension is unlikely to be prominent and thus would not have an unacceptable impact.
- 9.10 For all of these reasons, it is considered that the build, form and positioning of the extension 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.
- 9.11 The development, therefore, is in accordance with saved policy D1, the Supplementary Design Guidance or the relevant paragraphs of the NPPF.

3. Parking provision and highway safety (M14 and Supplementary Parking Guidance and Council's Interim Policy for Car Parking Standards and Garage Sizes)

- 9.12 Paragraph 39 of the NPPF states that if setting local parking standards, authorities should take into account the accessibility of the development, the type, mix and use of the development, availability of public transport; local car ownership levels and the overall need to reduce the use of high emission vehicles. Saved policy M14 of the District Plan and the Parking Standards

Supplementary Planning Guidance (SPG) use maximum standards and are not consistent with the Framework and are therefore afforded less weight. In light of the above, the Council have produced an interim Policy for Car Parking Standards that states that parking provision will be assessed on a case by case basis and the existing maximum parking standards within the SPG should be taken as guidance only.

- 9.13 The existing dwelling relies upon on street parking provision in the form of a parking court, and hosts four bedrooms. The dwelling sits within parking standard zone 2. Accordingly, a four bedroom dwelling should host 2 spaces. The proposal changes the number of bedrooms from four to five. In this light, using the parking standards as guidance, the proposed dwelling should host 2 on-site parking spaces, 4 to 5 bedrooms not actually changing the figure. The dwelling has a front garden depth insufficient for the parking of vehicles off street.
- 9.14 The immediate locality does provide opportunities for alternative transport means, with walking and taking the bus realistic options. While the proposal does not, and could not, provide additional on-site parking, the existing lack of provision, alongside no requirement for additional provision suggested as required within the Supplementary Planning Guidance on Parking Standards, the extra bedroom would result in little additional harm.

4. Other Material Considerations

Conditions

- 9.15 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.
- 9.16 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 impacts of the proposal have been considered on the visual amenity of the area, on the living conditions of occupiers of neighbouring dwellings, on parking provision and highway safety and on other relevant material considerations. It has been concluded that the proposal is acceptable in terms 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 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:

LDP/363/01/A & LDP/363/02/A & LDP/363/03/A & LDP/363/04/A & LDP/363/05/A & LDP/363/06/A & LDP/363/07/A & LDP/363/08/A & Ordnance Survey Location Plan received 29 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

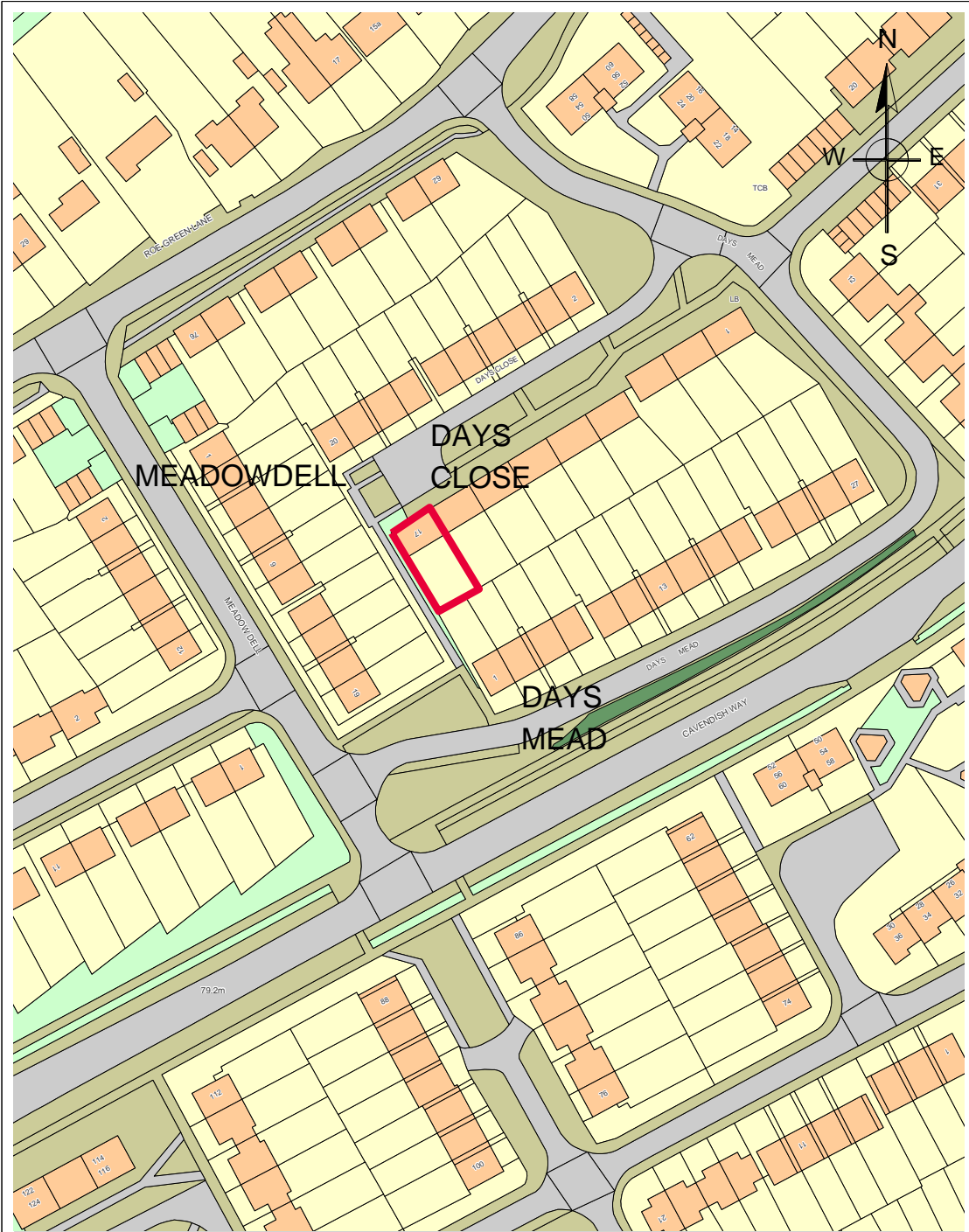
The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

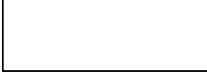
Andrew Mangham, (Strategy and Development)

Date 25th August 2016

Expiry Date 24 August 2016

Background papers to be listed (if applicable)



 Council Offices, The Campus, Welwyn Garden City, Herts. AL8 6AE	Title: 17 Days Close, Hatfield		Scale: DNS
	Project: DMC Meeting	Drawing Number: 6/2016/1104/HOUSE	Date: 2016
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