

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 13 OCTOBER 2016
REPORT OF THE EXECUTIVE DIRECTOR

6/2016/1179/HOUSE

19 WOODLAND WAY, WELWYN, AL6 0RX

REMODELLING OF DWELLINGHOUSE TO ACCOMMODATE A NEW DRIVEWAY
ACCESS TO DEVELOPMENT SITE TO THE REAR

APPLICANT: Mr V Ali

(Welwyn East)

1 Site Description

- 1.1 The site is located on the northern side of Woodland Way close to the junction with Copse Hill. The property is a bungalow joined to the neighbouring property at 21 Woodland Way by their garages. The frontage to the property is a little overgrown with the dwelling currently appearing unoccupied. Land levels slope from the front of the property downwards to the rear.
- 1.2 The application site comprises only part of the land within the ownership of the applicant, with the remaining land outlined in blue proposed for redevelopment with the provision of a dwellinghouse, this application subject to consideration as part of this agenda (6/2016/1178/FULL).

2 The Proposal

- 2.1 The proposal comprises the demolition of the garage to enable access between numbers 19 and 21 Woodland to the rear to facilitate the development for the new dwellinghouse. A gate is proposed in the location of the existing garage door. To the front of the property the existing front door would be brought forwards to line up with the existing dwelling.
- 2.2 To the rear, the existing single storey extension would be demolished as well as the rear porch, land would be excavated to make way for a two storey basement extension. This would span across the whole width of the dwelling. The resultant height of this development would be comparable with the existing single storey rear extension. Beyond the basement extending into the garden further excavation would provide for a basement terraced area before steps rise towards the rear of the garden joining natural land levels.
- 2.3 A replacement (acoustic) fence would be sited along the boundary with 21 Woodland Way which would be 2 metres high. Two parking spaces would be provided immediately to the front of the dwelling and facing materials would match the existing dwelling. These comprising a mix of red facing brickwork and render.

3 Reason for Committee Consideration

- 3.1 This application is presented to the Development Management Committee because Welwyn Parish Council have objected to the proposal.

4 Relevant Planning History

- 4.1 Application Number: N6/2014/1826/FP

Decision: Withdrawn Decision Date: 24 October 2014

Proposal: Remodelling of existing dwelling to accommodate new driveway access to development site to the rear

- 4.2 Application Number: 6/2015/2288/HOUSE

Decision: Withdrawn Decision Date: 04 January 2016

Proposal: Renovation of existing bungalow to accommodate a new driveway access to development site to the rear.

- 4.3 Application Number: 6/2016/1178/FULL

Decision: Under Consideration

Proposal: Erection of One 4 Bedroom Dwellinghouse

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 the settlement of Welwyn 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 23 Woodland Way. Their comments is:

- No objection in principle to this development, Concerned that the current loose surface of Woodland Way is unsuitable for construction traffic. Is the roadway outside of no 19 to be tarmacked as part of the development? I suggest that this should be a condition of planning consent.

8 Consultations Received

8.1 **Hertfordshire County Council Transport Programmes and Strategy (HCCTPS)** - no objection subject to conditions

8.2 **Welwyn Hatfield Borough Council Environmental Health Department (EH)** – originally objected and requested a noise report. Following submission of noise report offered ‘no objection’.

9 Parish Council Representations

9.1 Welwyn Parish Council has objected with the following response:

“Major Objection. There are concerns as the proposed access is too narrow and would not be suitable due to its length. The resultant property would be out of keeping with the area”

10 Analysis

10.1 The main planning issues to be considered are:

- 1. Features high quality design which incorporates the design principles of the plan and Supplementary Design Guidance and respects and relates to the character and context of the area, as a minimum maintaining and where possible enhancing or improving the character of the existing area (NPPF, GBSP2, D1)**
- 2. Respects and maintains the amenity of adjoining occupiers (D1)**
- 3. Highway and parking matters (NPPF and M14)**

1. Features high quality design and respects and relates to the character and context of the area

- 10.2 Policies D1 and D2 of the District Plan require all new development to be of high quality and to respect the character and context of the area in which it is proposed. This is in compliance with the National Planning Policy Framework (NPPF). As well as this, the design principles of the Supplementary Design Guidance should be incorporated.
- 10.3 The proposed alterations to the front of the dwelling are relatively modest with the resultant finish very similar to the existing dwelling in terms of fenestration and doors. The proposed gate across the access track would also be somewhat comparable in design to the existing garage door. Additional hard surfacing would be provided to the frontage to enable parking. Existing hedges to both side boundaries are shown to be retained.
- 10.4 In relation to the rear elevation, the extension would comprise materials matching the existing dwelling and as detailed earlier, at natural ground level, would be comparable in design terms to the existing extension being demolished although would span the whole width of the dwelling. These alterations are considered comply with policy. The main difference is in relation to the basement extension. With ground levels falling from front to rear within the site, it would be relatively obscured due to existing and proposed boundary treatment. Although a two storey flat roofed extension would not normally be permitted, due to the existing extension already being flat roofed and the two storey element comprising development below ground, in this instance it is considered acceptable.

10.5 The proposal therefore complies with local and national policy in terms of its design and impact on the character of the area.

2. Respects and maintains the amenity of adjoining occupiers

10.6 The impact on the living conditions of existing and future occupiers of Policies D1 and the Supplementary Design Guidance 2005 (SDG) aim to preserve neighbouring amenity. The SDG sets out the Council's guidelines with regard to residential development for the protection of neighbouring residential amenity and living conditions in terms of overbearing impact, day and sun light, privacy/overlooking and noise.

10.7 The neighbours most likely to be affected are 21 Woodland Way and 9 Copse Hill. With regards to the extension and demolition number 21 would benefit by the proposed development by virtue of the existing garage and single storey extension to its rear being demolished. The driveway, however, could have impact and is discussed below.

10.8 In relation to 9 Copse Hill, the single storey rear extension would be closer to that property. The extension would project approximately 5 metres from the rear wall, 3.5 metres deeper than the existing situation due to the rear porch. Due to the orientation of the properties to one another, number 9 is angled towards this site, the development would be viewable, but due to its distance it would not have a detrimental impact upon the amenity currently enjoyed.

10.9 With regards to the driveway, this would be sited along the boundary with 21 Woodland Way. No objections have been received from occupiers of that property to this proposal. Notwithstanding this, a noise report was requested due to the neighbours' bedroom being sited adjacent to the access. Additionally, consideration needs to be given to the living conditions of future occupiers of 19 Woodland Way due to a bedroom to this property also being located adjacent to the access. This has been provided by the applicant and assessed by Environmental Health who are satisfied with its contents. The report provides details of existing noise levels at the boundaries and facades of both 19 and 21 Woodland Way as well as proposed. The report identifies that the proposed 2 metre high acoustic fence might not be required if internal noise levels are higher than 25 $\text{dB}_{\text{L}_{\text{Aeq}}}$ and 19 $\text{dB}_{\text{L}_{\text{Aeq}}}$ to 19 and 21 Woodland Way respectively. The report 'presumes' noise levels lower than this, thus taking a conservative approach. Notwithstanding this, it is recommended that a precautionary approach is taken and a condition attached requiring the installation of the acoustic fence and its retention.

3. Highway and parking matters

10.10 Hertfordshire County Council Transport Programmes and Strategy (HCCTPS) have assessed the proposal. Whilst this proposal is primarily related to extensions and alterations to the existing dwelling, it does proposed the driveway to facilitate the additional dwelling. As such, consideration needs to be given to highway impacts in relation to the existing and proposed dwelling.

10.11 Woodland Way, a private road, is accessed off Great North Road/Mardley Hill (B197) via different roads, including Copse Hill and Turpins Chase. It is served directly by the aforementioned unadopted road from a combination of asphalt and unmade roads. Woodland Way enables frontage access to approximately

fifteen dwellings. The surrounding roads provide access to a residential area of approximately one hundred and forty dwellings.

- 10.12 Trip generation would not increase from the alterations to 19 Woodland Way. The additional property to the rear proposes an access directly adjacent to 19 Woodland Way. Usage of the access would have a negligible increase of highway use, and additional traffic will be minimal and unlikely to significantly impact on residential amenity and access within Woodland Way and the wider highway network.
- 10.13 Vehicle movements resulting from the development are likely to be low and speeds unlikely to be significant. Given the location of the site, the proposals shall have no impact on pedestrian / vehicle intervisibility, nor shall the proposals impact on visibility for Woodland Way. The site's vehicular interaction with Woodland Way lane would be acceptable, not prejudicing highway safety.
- 10.14 The proposed parking spaces are shown to measure 2.4 metres by 4.8 metres. For a 3-bed property, 2.25 off-street parking spaces are required (the existing property has 2 bedrooms requiring 1.5 spaces). The Council's District Plan Policy M14 and the Parking Standard Supplementary Planning Guidance (SPG) use maximum standards which are not consistent with the NPPF and are, therefore, not afforded significant weight. In light of the above the Council has produced an Interim Policy for Car Parking Standards and Garage Sizes that states that parking provision will be assessed on a case by case basis and the existing maximum standards within the SPG should be taken as guidance only.
- 10.15 In view of the site and challenge for parking off-street, it is considered appropriate that all 3 spaces shown as being potentially provided on site are constructed and made available prior to the commencement of the extension.
- 10.16 The site is subject to existing waste collection arrangements and the proposal does not cause concern for refuse collection, storage location of the refuse bins is within safe carry limits. HCCTPS conclude that the redevelopment of 19 Woodland Way would have no material impact on highway safety / capacity.
- 10.17 With regards to the Parish Council and neighbour's objection, the access has been considered by HCCTPS and is considered acceptable. The proposed access is currently partly the site of an existing garage providing parking for vehicles. The garage's demolition would provide a slightly wider width at approximately 3 metres, than at present, albeit relatively minor. In relation to the quality of the surrounding roads, these are outside of the application site, the planning system also cannot be used to mitigate existing deficiencies. As an unadopted highway, any repair is likely to be a civil matter.

Conditions

- 10.18 Planning Practice Guidance Policy 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.

- 10.19 It is reasonable, in addition to conditions discussed above, to also require the development to be constructed from materials that match the existing dwelling.

11 Conclusion

- 11.1 The proposal has been considered in terms of its impact on the character of the area, amenity of existing and future occupiers and parking matters. For the reasons outlined above, it is considered that subject to conditions that the proposal complies with national and local plan policies.

12 Recommendation

- 12.1 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) & A110 Rev A & A210 Rev D & A101 Rev C & A100 & A220 Rev D & A211 Rev C & A120 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. Prior to the construction of the access road, the 2 metre high acoustic fence as shown on drawing A220 Rev D shall be installed as shown on drawing A101 Rev C and shall be retained at that height and in that location in perpetuity.

REASON: To protect the amenity of occupiers of the adjoining dwelling at 21 Woodland Way from noise resulting from vehicles travelling along the road in accordance with policies D1 and R19 of the Welwyn Hatfield District Plan 2005.

4. The area set aside for car parking shall be laid out surfaced and marked out, in accordance with drawing number A101 Rev C providing a minimum of 3 parking spaces before the construction of the rear extension is completed. The spaces shall be retained permanently thereafter for the free parking of vehicles for residents/occupiers of the development permitted and shall not be used for any other purpose.

REASON: To ensure that the spaces are provided prior to the occupation of the units in the interests of highway safety in accordance with the National Planning Policy Framework.

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).

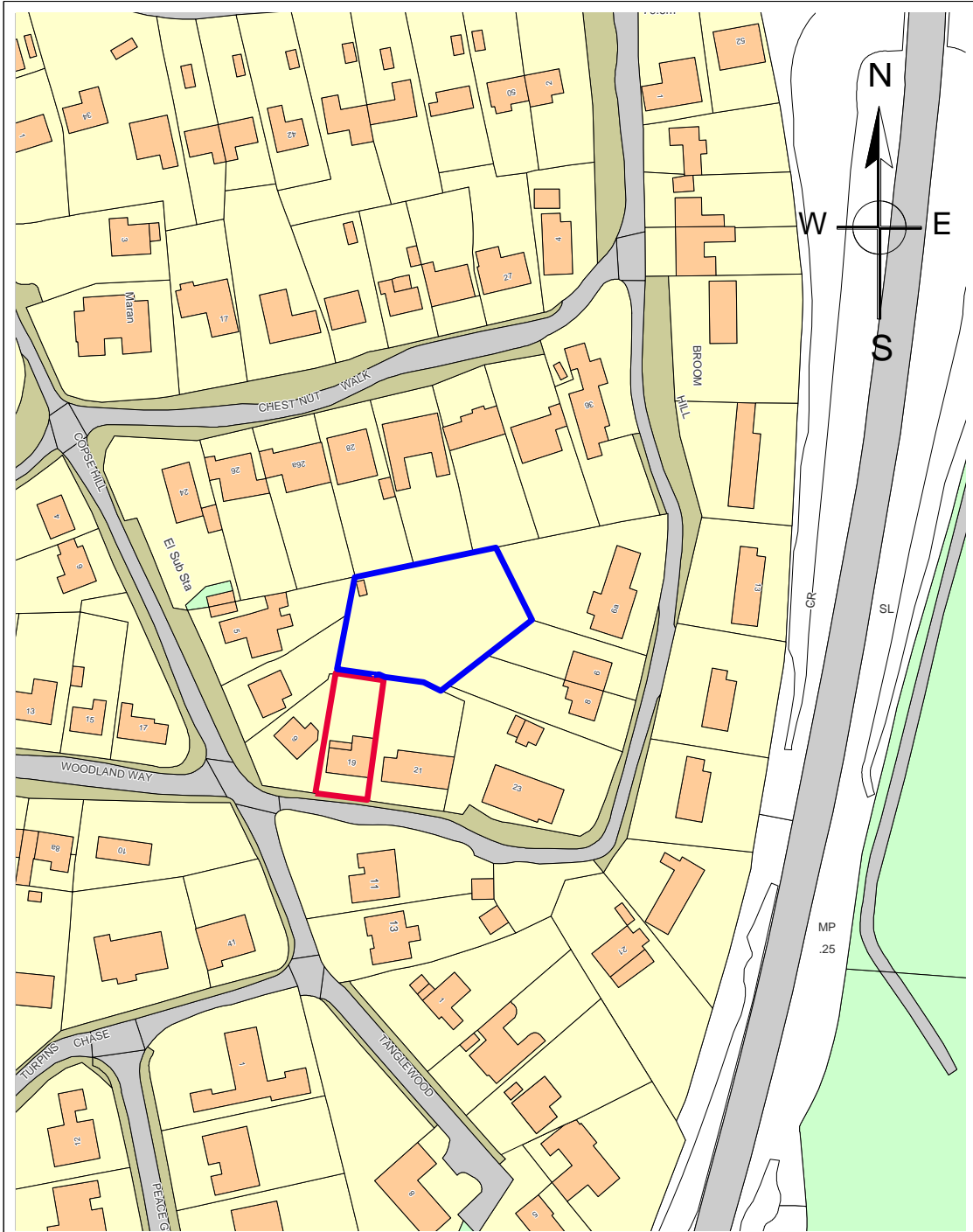
Informatives:


1. The applicant is advised to take account the provisions of The Party Wall Act 1996 insofar as the carrying out of development affecting or in close proximity to a shared boundary.

Lisa Hughes, (Strategy and Development)

Date: 11th September 2016

Expiry Date: 14 October 2016



 Council Offices, The Campus, Welwyn Garden City, Herts. AL8 6AE	Title: 19 Woodland Way, Welwyn		Scale: DNS
	Project: DMC Meeting	Drawing Number: 6/2016/1179/HOUSE	Date: 2016
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