

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

6/2016/1328/HOUSE

206 BISHOPS RISE, HATFIELD, AL10 9QU

ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR
EXTENSION

APPLICANT: Mr M Chaudhry

(Welham Green and Hatfield South)

1. Site Description

- 1.1 The application site is situated within a corner plot located on the west side of Bishops Rise, adjacent to Hazel Grove. The host dwelling is a two storey end of terrace property that curves convex to the road and features a mono pitch roof. The surrounding area and street scene are residential in character and contains similar dwellings in respect of both size and appearance.
- 1.2 The dwelling is finished in facing brickwork and painted render with white upvc windows and doors. The site does not benefit from off street parking.

2. The Proposal

- 2.1 This application seeks planning permission for a two storey side extension and single storey rear extension. The extensions would host facing brickwork and painted render to match the existing dwelling and would feature flat roofs to match the existing dwelling.
- 2.2 The two storey side extension will accommodate a family area at ground floor and two bedrooms at first floor. It will measure approximately 8.2 metres deep by 3.7 metres at its widest point, with a maximum height of 5.5 metres. Two windows are proposed on the front elevation and a window and door proposed on the rear elevation.
- 2.3 The single storey rear extension will extend off the existing rear wall and attach to the proposed two storey element. It will accommodate an extended kitchen and lounge area. The extension will measure approximately 6.2 metres wide by 2.9 metres deep with a maximum height of 2.5 metres. There are windows and doors proposed on the rear elevation only.

3. Reason for Committee Consideration

3.1 This application is presented to the Development Management Committee because Hatfield Town Council has submitted an objection and Councillor Zukowskyj has called the application in.

3.2 The application was called in on the ground of:

“The scale of the development could be considered overdevelopment of the curtilage. The lack of any substantive detail in the application as available, especially but not restricted to the materials finish and quality means there is a suspicion the design is not of sufficient quality and therefore may be contrary to saved policy D1.”

4. Relevant Planning History

4.1 S6/2015/1424/HOUSE – Erection of two storey side extension – Refused 16 September 2015

Reason for Refusal:

“The proposed extension by virtue of its size, scale and position would represent an overly dominant addition that would fail to be subordinate in scale to the host dwelling. The proposal would result in a visually over dominant addition which would be detrimental to the character and appearance of the dwelling and this part of the street scene in Bishops Rise. Accordingly the proposal represents a poor standard of design which would be contrary to policies D1 and D2 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guidance, Statement of Council Policy 2005 and the National Planning Policy Framework.”

4.2 S6/2003/1560/FP – Erection of two storey side and single storey rear extension – Approved 22 December 2004

4.3 S6/1999/1096/FP – Change of use of land to residential curtilage – Approved 11 February 2000

4.4 S6/1998/0376/FP – Change of use of land to residential and erection of two storey side and single storey rear extensions – Approved 06 July 1998

4.5 S6/1989/0357/FP – Single storey rear extension – Approved 12 June 1989

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 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. One representation has been received. The objections raised are summarised as follows:
- The impact on traffic as a result of additional cars to the area.
 - Issues with parking in the area.
 - The impact on noise and disruption from the build.

8. Town/Parish Council

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

“The applicant has not overcome our objections to the previous application S6/2015/1424/HOUSE it is still considered overdevelopment of the site.”

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 & NPPF);**
 - 2. The potential impact on the residential amenity of adjoining neighbours (D1, R19, 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)**

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 It is noted that there was an application submitted in 2015 which sought permission for a similar proposal. This application for the 'Erection of a two storey side extension' which was refused by the Council on 16th September 2015 by virtue of its size, scale and position was considered that it would represent an overly dominant addition that would fail to be subordinate in scale to the host dwelling which would also be detrimental to the character and appearance of the dwelling and this part of the street scene in Bishops Rise.
- 9.5 Hatfield Town Council have expressed concern of the new development not overcoming the previous reasons for refusal and considering the proposed extension as overdevelopment. With regard to the two storey side extension, the new scheme has been set back from the front elevation by approximately 1.2 metres. In addition, it has been reduced in width from 6.4 metres to 3.4 metres wide. The proposed two storey side extension would host a flat roof following the line of the existing sloping roof in the host dwelling. An issue was raised by Councillor Zukowskyj regarding the proposed materials, however, it is outlined in the application form that the materials would match those of the existing dwelling and the fenestration detailing would reflect those present on the front and rear elevation and this was not considered as an issue in the previous application. It would also be necessary to attach a condition for the materials to match those existing.
- 9.6 The proposed two storey side element would be visible within the street scene. However, the reduction in bulk and mass is now considered to be subordinate in scale to the original dwelling and therefore respects the existing property by not appearing too cramped on its site. The dwelling is set down lower than the highway and set back. There is an area of soft landscaping to the front of the site. At the junction between Bishops Rise and Hazel Grove, the proposed side extension would be set back from the highway by approximately 16.5 metres. In addition there is a substantial line of conifers that border the east side of the site facing Hazel Grove, therefore the extension would be significantly screened from view travelling north and south down Hazel Grove. Considering the above, the proposed two storey side element would not be detrimental to the character of the street scene of Bishops Rise and is considered to overcome the previous reason for refusal outlined as overdevelopment.
- 9.7 The proposed single storey rear extension is a new part to the scheme. The extension would be modest in depth and height, featuring a flat roof and would appear subordinate in scale to the original dwelling. The proposed materials and fenestration detailing would reflect that in the existing dwelling and would therefore represent an acceptable quality of design, reflecting the

character and appearance of the original dwelling. In addition, given its rear sitting which would only be marginally visible from the street scene, the extension is not considered to adversely impact on the character of the street scene or surrounding area.

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

- 9.8 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.
- 9.9 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.
- 9.10 An objection was received with regards to the impact on traffic as a result of additional cars and issues with parking, which are outlined in Section 3. In addition, the impact on noise and disruption from the build is not a material planning consideration.
- 9.11 The proposed extensions will create a part two storey part single storey 'wrap around' extension to an existing end of terrace dwelling. Due to its location to the west of the dwelling and spacing of approximately 6.2 metres from the shared boundary with 204 Bishops Rise, the two storey element is considered to have no impact in terms of loss of light or have any impact on living conditions in terms of overlooking, outlook and privacy. The proposed single storey element would sit up to the boundary shared with 204 Bishops Rise. By virtue of its proposed modest height and depth, the proposed single storey extension would respect the living conditions of the adjoining occupier in relation to light, privacy and overbearing impact.
- 9.12 In light of all of the above observations, it is considered that the revised householder extensions would, on balance, respect and sufficiently retain the residential amenity of all surrounding neighbouring properties and the extended dwelling would provide sufficient living conditions for 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

- 9.13 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.

- 9.14 The site has no off-street parking and relies on inset parking bays which are provided on both Bishops Rise and Hazel Grove. The SPG identifies the application site as being within Zone 4 where residential dwellings with three bedrooms require 2.25 spaces per dwelling. The result of the increase to a five bedroom would require 3 off street car parking spaces, thus an increase in 1 space compared to the existing situation. The site is unable to provide for off street parking.
- 9.15 The immediate locality does provide opportunities for alternative transport means, mainly a bus route that uses Bishops Rise. Whilst the proposal does not provide additional on-site parking, the existing lack of provision alongside the limited additional provision suggested as required within the Supplementary Planning Guidance on Parking Standards, would result in little additional harm.
- 9.16 The proposed development also concluded in the previous application that no new or altered vehicle or pedestrian access was required to facilitate the development. It would not have a significant impact in terms of trips arising from the enjoyment of the dwelling resulting in little impact on the safety and operation of the adjoining highway network.

10. Conclusion

- 10.1 The proposed development, by virtue of its 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 residential amenity of neighbouring dwellings. The amended scheme is considered to have overcome the previous reasons for refusal and as a result, the proposal is 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.
- 10.2 The proposal has also been considered with regard to parking and highway safety. The proposal is in accordance with Policies M14, the SPG Car Parking Standards and the Council's Interim Policy for Car Parking Standards and the relevant parts 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:

3620-E01 Rev A received 26th July 2016 & 3620-OS1 Rev C & 3620-OS2 Rev C & 3620-P01 Rev F received 18th August 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.

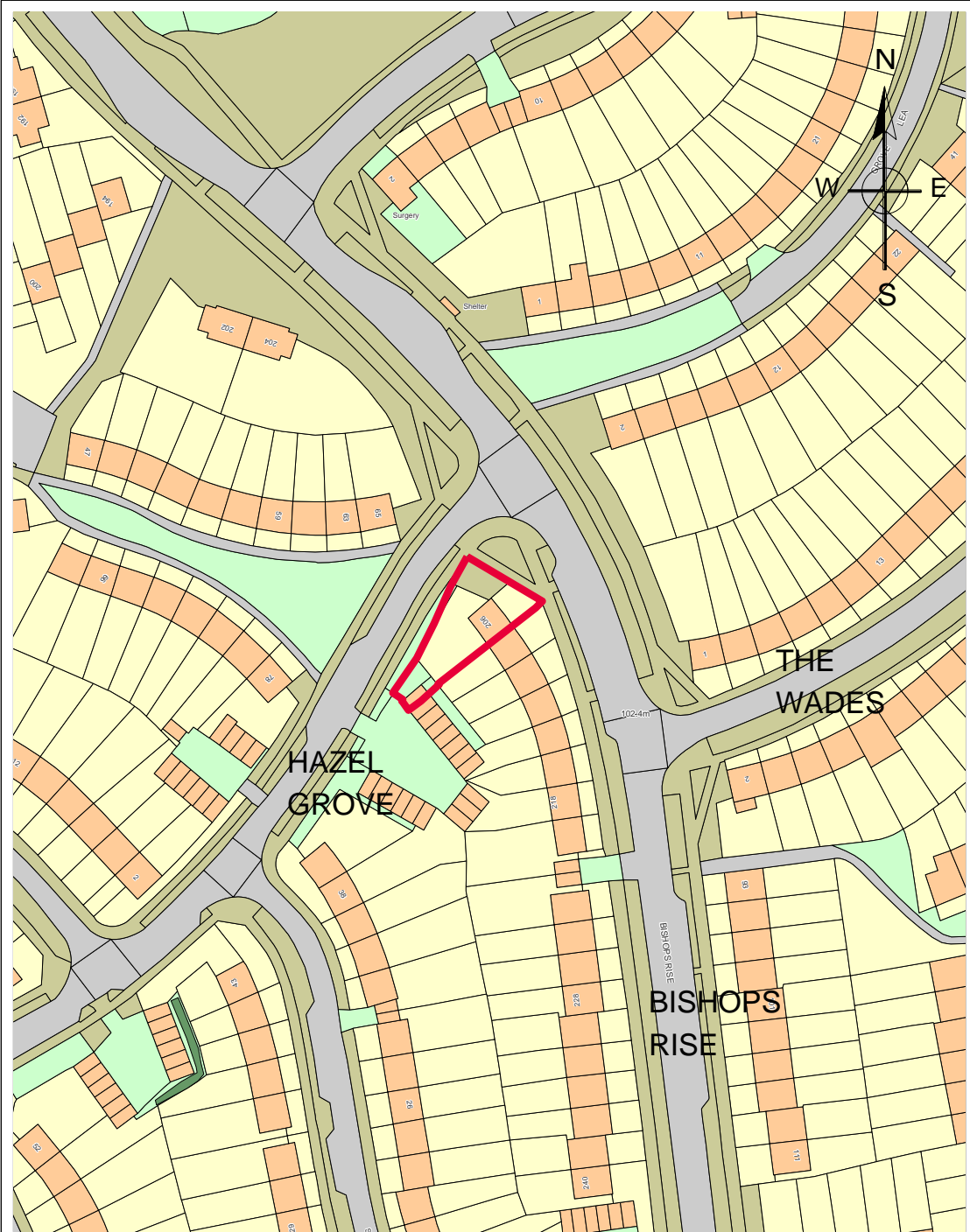
REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.


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 19 09 2016

Expiry date: 14/10/2016



 Council Offices, The Campus, Welwyn Garden City, Herts. AL8 6AE	Title: 206 Bishops Rise, Hatfield	Scale: DNS
	Project: DMC Meeting	Drawing Number: 6/2016/1328/HOUSE
		Drawn: Andrew Windscheffel
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