

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

6/2016/1595/HOUSE

32 DE HAVILLAND CLOSE, HATFIELD, AL10 0DR

ERECTION OF SINGLE STOREY REAR EXTENSION AND CONVERSION OF GARAGE
TO HABITABLE SPACE

APPLICANT: Mr T Jurukoski

(Hatfield Central)

1. Site Description

- 1.1 The application site is located on the east side of De Havilland Close and consists of a two storey end of terrace property with an attached garage to the side. The dwelling is finished in red facing brick intermixed with tile hanging under a pitched gable end roof.
- 1.2 De Havilland Close forms part of an originally planned residential area of Hatfield Town dating from the 1950's. The surrounding area and street scene are residential in character and contains similar dwellings in respect of both design and appearance.

2. The Proposal

- 2.1 This application seeks planning permission for the erection of a single storey rear extension and conversion of the garage to habitable space. The extension would measure approximately 4 metres deep by 5.9 metres wide, with a height of eaves of 2.6 metres and maximum height of 3.5 metres featuring a lean to roof. The addition would be set approximately 0.2 metres from the boundary and would host brickwork to match the existing dwelling and the tiles used in the roof would match those used in the construction of the existing roof.
- 2.2 The proposal also includes the conversion of the garage to a habitable living space with the insertion of a white upvc window on the front elevation and infill brickwork 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 submitted an objection.

4. Relevant Planning History

- 4.1 S6/1985/0026/FP - Single storey side and rear extension – Granted
27/02/1985

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.

8. Town/Parish Council

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

“Will this be used for residential or business purposes? Object to loss of parking.”

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)**
 - 4. Other Planning Considerations**

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 application site is located on the west side of De Havilland Close and consists of a two storey end of terrace dwelling. The property currently benefits from a single storey side and rear extension which hosts part garage and playroom. There is also an area of hard landscaping to the front of the property that could provide off-street parking.
- 9.5 There are examples of garage conversions within the surrounding area, where the garage door has been replaced with a brick wall and window. The fenestration detailing proposed would be of similar size, design and positioning to the windows on the original dwelling. In addition, subject to planning condition requiring matching materials, it is considered that the proposed replacement of the garage door with a window and brick wall would not harm the character and appearance of the property or surrounding area.
- 9.6 The application also seeks permission for a rear extension which would host a lean to roof, reflecting the roof pitch of the existing dwelling. The materials would match those of the existing dwelling and the fenestration detailing would reflect those present on the front and rear elevation. It is considered that the extension would reflect the character and style of the host dwelling by virtue of its roof pitch, proposed materials, fenestration detailing and would be subordinate in scale.
- 9.7 The proposed development would adequately respect and relate to the existing dwelling and the character of the area in accordance with the National Planning Policy Framework; Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance.

2. The potential impact on the residential amenity of adjoining neighbours (D1, SDG and NPPF).

- 9.9 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.
- 9.10 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.
- 9.11 The host dwelling is an end of terrace property. With regards to No.34, the proposed development would extend 4 metres in depth at single storey, close to the shared boundary. It would host an eaves height of approximately 2.6 metres and would feature a lean to roof which would reduce the impact of light. There are no side windows proposed and therefore it is not considered that the proposed development would result in a loss of privacy. By virtue of its location, size and scale, it is considered that the proposed rear extension would respect the residential amenity of the adjoining occupier and their living conditions.
- 9.12 The conversion of garage to habitable room would include the insertion of French doors to the rear, a door to the side and a window on the front elevation. The conversion is not considered to be detrimental to any neighbouring occupiers.
- 9.13 In light of all of the above observations, it is considered that the proposed development would 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

- 9.15 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.
- 9.16 The number of bedrooms within the application property would not increase as a result of this proposal; therefore, it is unlikely to generate any additional requirement for car parking. Whilst the conversion of the garage to a lounge would result in the loss of garage, it is important to consider The Council's

Interim Car Parking and Garage Policy. The Policy confirms that planning applications will be determined on a case-by-case basis to achieve a sensible level of parking provision taking account of existing SPG standards, NPPF guidance, and the relevant circumstances of the proposal, its site context and its wider surroundings. In regards to garages, the Interim Policy acknowledges that many existing garages are too small for their intended purpose for parking/storing vehicles. For garages to have a genuine ability to be used for their intended purpose, they should be at least 6 metres long by 3 metres wide and sufficiently tall to accommodate modern cars.

- 9.17 The garage structure has internal dimensions of 5.2 metres long by 2.3 metres wide which is considered insufficient in size to accommodate a parked vehicle in any case, and so the conversion of garage would not result in the loss of an existing parking space. In addition, there is an area of hard landscaping to the front of the property that could be used as a parking space.
- 9.18 Accordingly, the proposal would retain sufficient off street parking relative to the size of the resultant building, and therefore is in accordance with Policy M14 of the District Plan, the SPG Parking Standards and the Council's Interim Policy for Car Parking Standards.

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 living conditions of neighbouring dwellings. The proposal is in accordance with Policies 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:

DRS-205-03 (Site Location Plan) & DRS-205-03 (Block Plan) received 4th August 2016 and 209-01 Revision C received 5th September 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.

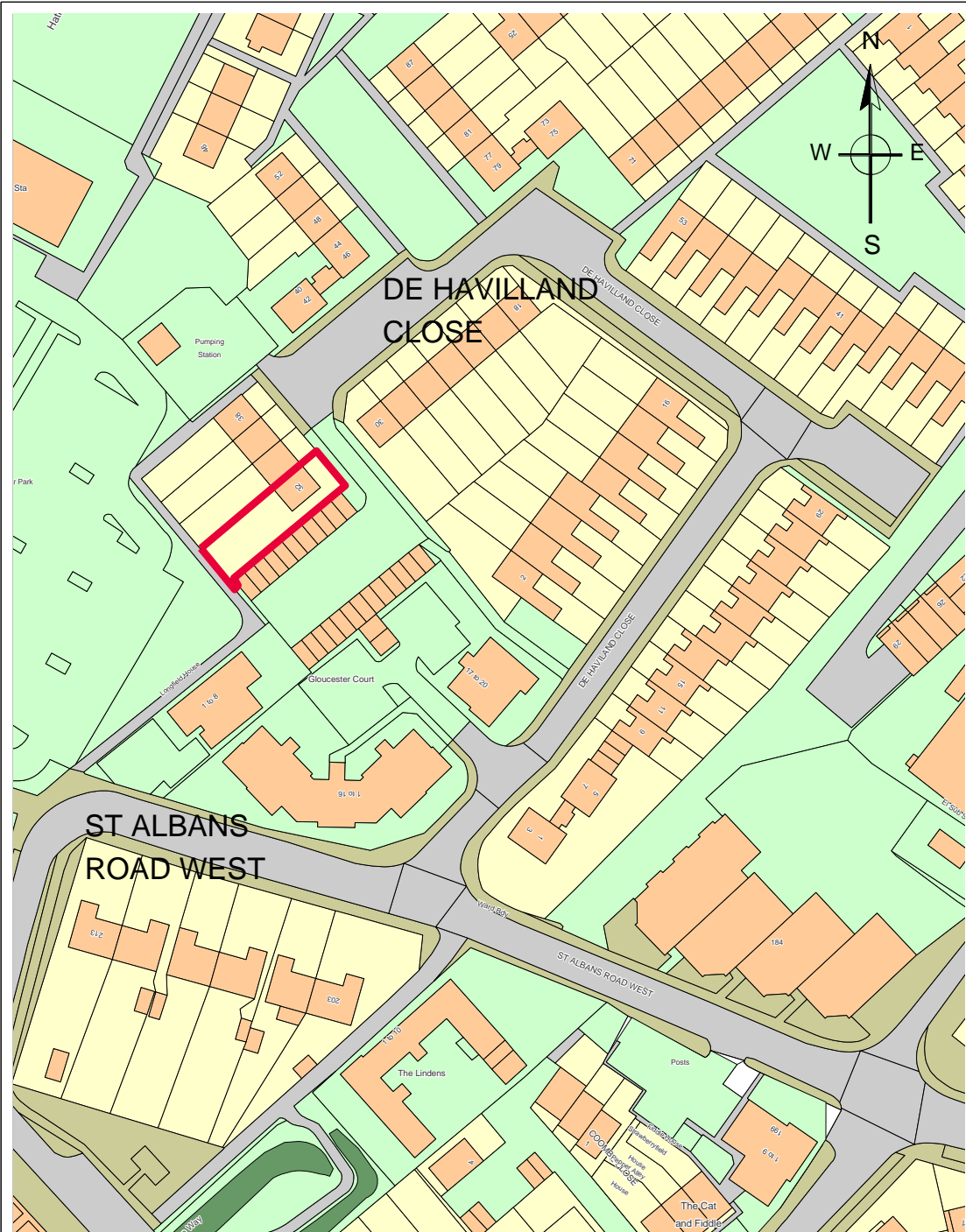
REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.


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 22 September 2016

Expiry date: 14/10/2016



 Council Offices, The Campus, Welwyn Garden City, Herts. AL8 6AE	Title: 32 De Havilland Close, Hatfield	Scale: DNS
	Project: DMC Meeting	Date: 2016
Drawing Number: 6/2016/1595/HOUSE		Drawn: Andrew Windscheffel
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