

**WELWYN HATFIELD BOROUGH COUNCIL
DIRECTORATE OF STRATEGY AND DEVELOPMENT**

DELEGATED APPLICATION

Application No: 6/2016/2444/EM
Location: 81 Bushey Ley, Welwyn Garden City, AL7 3HF
Proposal: Conversion of loft with installation of dormer to the rear and rooflights to front elevations
Officer: Ms R Collard

Recommendation: Refused

6/2016/2444/EM

Context			
Site and Application description	<p>The site lies to the south-east of Welwyn Garden City and comprises of an end of terraced two storey property. The property fronts Bushey Ley, however it is sited on a corner plot with a small cul-de sac, Dodwood immediately to the north of the site.</p> <p>The application seeks Estate Management consent for a flat roofed rear facing dormer window and roof lights within the front elevation of the property.</p>		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	6/2016/2439/LAWP - Certificate of lawfulness for a loft conversion – Pending		
Consultations			
Neighbour representations	Support:	Object:	Other:
Summary of neighbour responses	None received		
Consultee responses	No comments have been received from Councillors		
Relevant Policies			
<input checked="" type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> EM3 Others			
Considerations			
Design (form, size, scale, siting) and Character (impact upon amenities and values of Garden City)	<p>The Estate Management Scheme seeks to preserve the amenity and values of the Garden City. Policy EM1 of the Estate Management Scheme applies. This seeks to preserve the unique architectural heritage of the town and its buildings.</p> <p>The proposed development, is to be considered against the provisions of Estate Management Scheme (EMS) Area Policies EM1 in that extensions and alterations to existing buildings will only be allowed if they are in keeping with the design, appearance, materials and architectural detailing used in the existing building and do not have a detrimental impact on the amenities and</p>		

	<p>values of the surrounding area or the residential amenity of adjoining occupiers.</p> <p>For roof alterations such as dormer windows, the Council has approved a new policy approach within the EM area which includes that consent will only be granted if the proposed alteration, when viewed from any surrounding public vantage point does not have a detrimental impact on the character and appearance of the street scene and the wider amenities and values of the area.</p> <p>The proposed dormer window, by virtue of its scale (width, depth and height) and resultant mass, would not appear subservient to the roof of the main dwelling house. The dormer would dominate the roof of the dwelling leaving extremely small roof verges to the side and below the dormer itself.</p> <p>However, the main issue is the prominence of the dormer and whether this has an impact on the character and appearance of the streetscene and amenities and values of the area. The application site is an end of terraced property located on a corner plot with the cul-de sac of Dodwood to the north of the site, additionally single storey garage blocks can be seen and therefore the dwelling is on a prominent corner plot with clear views of the rear of the dwelling gained, therefore the proposed dormer window would be overtly visible within the public realm.</p> <p>Roof alterations should not be permitted where they would be visually overly dominant when viewed from any surrounding public vantage point.</p> <p>No roof alterations can be seen to any properties within close proximity to the application site and therefore the original character of the area has remained unaltered. Whilst no dormer windows have been permitted within Bushey Ley, it is noted that dormer windows can be seen to No's 50, 56 and 68 Great Ganett. Whilst similarities can be drawn, they are located in a different street scene and the dormers that are located on a corner plot are significantly smaller than the dormer proposed. Due to the application site not being visible from the examples in Great Ganett it is not considered that a precedent has been set for further dormer windows particularly as no roof alterations are visible within Bushey Ley or any of the nearby cul-de sacs.</p> <p>Given that this proposal would be significantly visible, it is considered that the proposed dormer window would have a detrimental impact on the amenities and values of the Estate Management area, disturbing an area that has retained its original character.</p> <p>The proposal also includes the installation of two roof lights within the front facing roof plane of the dwelling and as such would be overtly visible within the street scene. No roof lights can be seen to properties within close proximity to the site. It is considered that the number, siting and appearance of the roof lights would not be acceptable and would alter the appearance of the dwelling to an extent that would be unacceptable within the Estate Management Area and would fail to maintain and enhance the values and amenities of Welwyn Garden City.</p>
<p>Impact on neighbours</p>	<p>It is considered that the proposal would not have a detrimental impact on the amenity of adjoining occupiers in accordance with Policy EM1 with windows proposed having direct view towards the rear garden of the application property, although views of the rear gardens of the properties immediately behind the application side would be gained, this relationship is considered to be similar to the views already gained from the first floor windows at the host dwelling.</p>

Landscaping issues (incl. hardstandings)	None
Any other considerations	None
Conclusion	
It is considered that the proposal fails to maintain and enhance the amenities and values of the Garden City and is therefore not compliant with the Estate Management Scheme and newly adopted policy approach.	

Reasons for Refusal:

1. The rear dormer window is unacceptable by virtue of its extent, siting and dominant appearance on the rear roofslope of the dwelling which is overtly visible from the street scene of Bushey Ley and Dodwood. The dormer would result in a visually discordant and incongruous feature that would be detrimental to the appearance of the streetscene, failing to maintain and enhance the amenities and values of the Garden City in accordance with Policy EM1 of the Estate Management Scheme.
2. By virtue of the proposed number, siting and appearance of the roof lights they would form an uncharacteristic addition to the front roof slope of the property that, given the visibility of the front roof slope this would be detrimental to the character and appearance of the application property and the street scene. The proposal would fail to maintain and enhance the values and amenities of Welwyn Garden City contrary to Policy EM1 of the Estate Management Scheme.
3. REFUSED DRAWING NUMBERS: D038_A_100 Revision P01 & D038_A_101 Revision P01 & D038_A_102 Revision P01 received 17th November 2016

Determined By:

Ms F Nwanze
22 December 2016