

WELWYN HATFIELD BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE – 22 JUNE 2017  
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING  
AND GOVERNANCE)

6/2017/0725/HOUSE

1 LONGCROFT LANE WELWYN GARDEN CITY AL8 6EB

ERECTION OF FIRST FLOOR SIDE EXTENSION

APPLICANT: Mr P Stringer

AGENT: Mr P Stringer

(Handside)

**1. Site Description**

- 1.1 The application site is located on a corner plot at the northern end of Longcroft Lane on the edge of the Town Centre. Longcroft Lane is residential in character and features properties of similar style, appearance and architectural detailing.
- 1.2 The site comprises of a two storey end of terrace property constructed of traditional red brick with a clay pantile roof. It is set back from the highway with grass and hardstanding to the front.

**2. The Proposal**

- 2.1 This application seeks planning permission for the erection of a first floor side extension above part of the flat roofed garage. The proposed extension would be set back from the front elevation by approximately 1.6 metres and set in from the side boundary by approximately 2.4 metres. The roof would continue the ridge height of the existing dwelling.
- 2.2 The proposed extension would be finished in soft red facing brickwork laid in Flemish bond and reclaimed red clay pan tiles to match the existing dwelling. The proposed fenestration detailing would match the existing dwelling.

**3. Reason for Committee Consideration**

- 3.1 This application is presented to the Development Management Committee because Councillor Cowan has objected to the application on the grounds that coupled with previous extensions this *“would result in overdevelopment and would set a precedent of allowing 2 storey side extensions when this has not yet happened along this long series of formal neo-Georgian homes in a prominent position”*.

#### **4. Relevant Planning History**

- 4.1 6/2016/2526/HOUSE - Erection of single storey side extension, loft conversion, installation of bay window and removal of small apple tree – Granted 06 February 2017

#### **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 lies within the conservation area within Welwyn Garden City 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 in support of the application and is summarised below:

This is a welcome development to the street in need of some updating and investment. This would significantly add to and improve the current view and vista along Longcroft Lane. I hope that the council would also support this development and investment, in doing so, encourage more investment along Longcroft Lane

#### **8. Analysis**

- 8.1 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 conservation area (D1 & D2 & GBSP2 & 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)**

- 1. The quality of the design and the impact on the character and appearance of the conservation area**

- 8.2 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.

- 8.3 Section 72 of the Listed Buildings and Conservations Areas Act (1990) states that 'special attention shall be paid to the desirability of preserving or enhancing the character or the appearance of that area'. Furthermore, saved 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.
- 8.4 This application seeks planning permission for the erection of a first floor side extension. The proposed external materials including the proposed fenestration detailing would match those used in the construction of the existing dwelling.
- 8.5 It is noted that this site has previously been granted permission for the erection of a single storey side extension above which the first floor side extension is now proposed (reference 6/2016/2526/HOUSE).
- 8.6 The proposed extension would be set back from the front elevation of the house by approximately 1.6 metres and set in from the side boundary by approximately 2.4 metres. Whilst, the proposed roof of the extension would continue with the same ridge height as the existing dwelling, by virtue of the proposed modest width and depth, it is not considered that the extension would overwhelm the existing dwelling. The extension would therefore be subordinate in scale.
- 8.7 Furthermore, it is considered that the extension has been designed to complement both the existing dwelling and this row of terrace properties, maintaining the character and symmetry by virtue of its continued roof line, roof pitch and set back from the front elevation to mimic the relationship of the host dwelling with No.3.
- 8.8 The proposed extension would be finished in soft red facing brickwork laid in Flemish bond and reclaimed red clay pantiles to match the existing dwelling. The proposed fenestration detailing would reflect the style and positioning of those within the existing dwelling. The materials of the extension propose to match those within the existing dwelling, which would respect and preserve the character and appearance of the Welwyn Garden City Conservation Area. Both are considered acceptable in this regard, however if permitted, it would be reasonable to request a sample of the materials to be agreed in writing given the prominence of the site and setting within a Conservation Area.

- 8.9 The council's Supplementary Design Guidance outlines that there should be a minimum distance of 1 metre from an extension and an adjoining flank boundary for first floor side extensions. It is important that existing spacing in the street scene is reflected, which may result in larger distances being required.
- 8.10 In this instance, the first floor side extension would maintain an approximate 2.4 metre gap to the boundary and furthermore, the property as an end of terrace property on a corner plot has an area of open space and a car park between it and the highway on Church Road. It would not therefore appear cramped or significantly reduce a visual gap between houses. As an extension to an end of terrace property the extension is not considered to detract from the spacing between the properties that might in other circumstances be harmful to the character of the area.
- 8.11 The proposed development would adequately respect and relate to the existing dwelling, by virtue of its proposed scale, design and architectural form and detailing and would not result in harm to the character and appearance of the streetscene. Furthermore, the proposed extension would preserve the character and heritage of the Welwyn Garden City Conservation 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**

- 8.12 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 a good standard of amenity for all existing and future occupiers of land and buildings.
- 8.13 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.
- 8.14 No neighbour representations have been received from any adjoining occupiers and no neighbour would be affected by the extension.
- 8.15 As the property is an end of terrace property, the adjoining property is No.3 Longcroft Lane. As the first floor extension would be located to the north of the site, it is not considered that it would result in a detrimental impact on the living conditions of the neighbouring occupier by way of overbearing impact, loss of light or result in a loss of privacy.
- 8.16 In light of all of the above observations, it is considered that the extension would respect and sufficiently retain the residential amenity of all surrounding neighbouring properties. The proposal is therefore in accordance with Policies D1, the Supplementary Design Guidance and the relevant paragraphs of the NPPF.

### **3. Parking provision and highway safety**

- 8.17 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.
- 8.18 The dwelling as a result of the extension would provide an additional bedroom and would result in a 4 bedroom property. The SPG identifies the site as located within Zone 2 where a maximum of 1.5 spaces are required for a four bed property.
- 8.19 The property already benefits from an existing garage which would be retained although it is not considered that this garage is of a suitable size to be counted as a parking space. Under the Council's Interim Parking Standards the internal dimensions of a garage should be 3 m x 6 m. However, it is noted that the property benefits from a hard standing which would be maintained and can provide suitable off street parking for at least 2 vehicles. The SPG only requires 1.5 spaces as a result of the development and therefore the 2 existing spaces on site would provide adequate parking.
- 8.20 Therefore, sufficient off street parking would still be maintained on site relative to the size of the resultant building in accordance with Policy M14 of the District Plan, the SPG Parking Standards and the Council's Interim Policy for Car Parking Standards.

### **9. Conclusion**

- 9.1 The proposed development would complement and reflect the design and character of the existing dwelling and would appear subordinate in scale. The proposed extension would therefore adequately respect and relate to the existing dwelling, representing a high standard of design that would sufficiently maintain and preserve the character, appearance and heritage of the Welwyn Garden City Conservation Area. Furthermore, the proposed extension would not result in any significantly detrimental impacts on the residential amenity of neighbouring properties. The proposal is therefore considered acceptable and is in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guide and the National Planning Policy Framework.
- 9.2 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.

## 10. Recommendation

10.1 It is recommended that planning permission be approved subject to the following conditions:

1. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

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.

### DRAWING NUMBERS

2. The development/works shall not be started and completed other than in accordance with the approved plans and details:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
100/2/PL00		Existing & Proposed	10 April 2017
1		Elevations & Block Plan	
100/2/PL00		Existing Floor Plans	10 April 2017
3			
100/2/PL00		Proposed Floor Plans	10 April 2017
2			
		Location Plan	10 April 2017

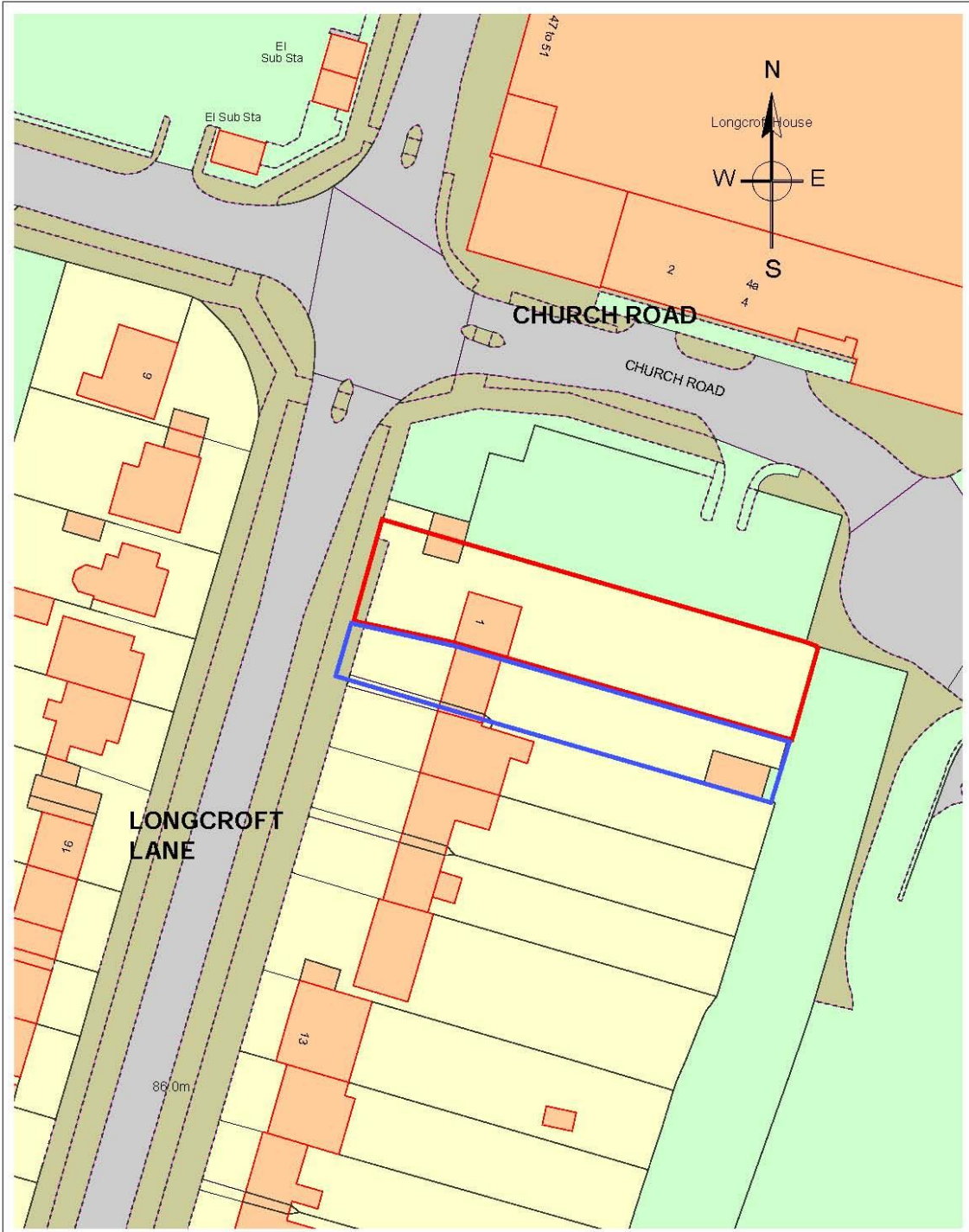
REASON: To ensure that the development is carried out in accordance with the approved plans and details.

### 1. 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 (Development Management)  
Date 02 06 2017

Expiry date: 23/06/2017



Council Offices, The Campus,  
Welwyn Garden City, Herts. AL8 6AE

Title: 1 Longcroft Lane Welwyn Garden City

Scale: DNS

Date: 2017

Project: DMC Meeting

Drawing Number: 6/2017/0725/HOUSE

Drawn: Baras Mast-Ingle

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