

Part I

Executive Member: Councillor Perkins

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 7 DECEMBER 2017
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING AND
GOVERNANCE

6/2017/2053/HOUSE

106A COLLEGE LANE, HATFIELD, AL10 9PA

ERECTION OF SINGLE STOREY REAR, SIDE & FRONT EXTENSIONS, HIP-TO-
GABLE ROOF ENLARGEMENT, AND THE INSTALLATION OF FRONT ROOFLIGHTS
& DORMER WINDOW TO FACILITATE LOFT CONVERSION

APPLICANT: Mr D Patrick

(Hatfield West)

1 Site Description

- 1.1 The application site is located within an established residential area on the east side of College Lane and comprises an end of terrace 3-bed dwelling house faced in render below a double hip red/brown plain tile roof. The property benefits from a deep front garden and small rear garden. Well established hedging along the front and side boundary screens a large proportion of the property from College Lane.
- 1.2 Access to the site is from College Lane via a single lane private unmetalled track which continues to the rear of all properties along this terrace row. The property has three off-street car parking spaces.
- 1.3 The application dwelling was constructed following the grant of planning permission in March 2008 under planning application S6/2007/1935/FP. This application comprised the conversion of 108 College Lane into two dwellings; and erection of a two storey side extension to form a new terraced dwelling (No. 106A is the new terraced dwelling).

2 The Proposal

- 2.1 Planning permission is sought for the erection of single storey rear, side and front extensions, a hip-to-gable roof enlargement and installation of front roof lights and a rear dormer to facilitate a loft conversion. The external materials of the proposed extensions and alterations would match existing.
- 2.2 It is noted that the front roof-lights do not require express planning permission and therefore will not form part of this planning assessment.

3 Reason for Committee Consideration

- 3.1 This application is presented to the Development Management Committee because Hatfield Town Council objected to the application.

4 Relevant Planning History

- 4.1 6/2017/0183/HOUSE – Installation of two velux windows and alterations to roof to facilitate loft conversion. Withdrawn
- 4.2 6/2016/2331/HOUSE – Conversion of loft to habitable space. Withdrawn
- 4.3 S6/2007/1935/FP – Conversion of existing house into two dwellings; and erection of two storey side extension to form new terraced dwelling. Granted (*Permitted development rights removed under Schedule 2, Part 1, Class A, B for the three dwelling houses and Class F for end of terrace dwelling*)

5 Relevant Planning Policy

- 5.1 National Planning Policy Framework 2012 (NPPF)
- 5.2 Welwyn Hatfield District Plan 2005 (Local Plan)
- 5.3 Draft Local Plan Proposed Submission, August 2012
- 5.4 Supplementary Design Guidance, February 2005 (Statement of Council Policy) (SDG)
- 5.5 Supplementary Planning Guidance, Parking Standards, January 2004 (SPG)
- 5.6 Interim Policy for Car Parking Standards and Garage Sizes, August 2014 (Interim Policy)

6 Site Designation

- 6.1 The site lies 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. No responses were received

8 Town / Parish Council Representations

- 8.1 Hatfield Town Council objected on the following grounds:

“Members were concerned that this development was out of keeping with neighbouring properties and the street scene. The proposed rear, side and front extensions created over development of the site and their mass and bulk when taken together with the roof extension was in-appropriate. Considering the proximity of this property of this building to the University, Members are concerned that it may be used as student accommodation, potentially an HMO. The Article 4 Direction should apply and this development should not be permitted.”

9 Analysis

9.1 The main planning issues to be considered are:

1. **Quality of design and impact on character and context of the area (D1, D2, SDG 2005 and NPPF)**
2. **Impact on living conditions of neighbouring occupiers (D1, SDG 2005 and NPPF)**
3. **Parking provision (M14, D1, SPG 2004, Interim Policy and NPPF)**
4. **Other considerations**

1. **Quality of design and impact on character and context of the area**

9.2 Local Plan Policies D1 and D2 aim to ensure a high quality of design and to ensure that development respects and relates to the character and context of the locality, maintaining and where possible enhancing the character of the existing area. These policies are expanded upon in the Council's Supplementary Design Guidance 2005 (SDG) which requires the impact of a development to be assessed having regard to the bulk, scale and design of the proposal and how it harmonises with the existing building and area. In addition to the above, the NPPF states 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.

Proposed roof enlargements and alterations

9.3 It is proposed to create a gable roof in place of the existing upper hip-end and to install a rear dormer which together will facilitate a loft conversion.

9.4 In terms of the hip-to-gable enlargement, this type of alteration can often result in an unbalanced appearance at either end of a terrace. However, in this instance the terrace has previously been altered significantly by the addition of the application dwelling with its double hipped roof design. In visual terms, only narrow glimpses of the hip-to-gable roof enlargement would be afforded from public viewpoints along College Way given the presence of a well-established hedging to the front and side boundary of the site and its lengthy set back from College Lane. It is also highly likely that this soft boundary treatment would be retained for the longevity of this property as it serves an important privacy function for the front garden of the application site. The visual impact of the gable roof is further mitigated by the short length of the terrace and the secondary hip which would be retained. Taking account of these factors, it is considered that this alteration would not detract from the design and character of the subject dwelling, the terraced row or the immediate locality.

9.5 The proposed dormer, by reason of its scale and positioning, would be subservient to the roof slope and indiscernible from public viewpoints.

9.6 It is acknowledged that the proposed roof enlargements and alterations would change the design and appearance of the dwelling to a degree. However, the resultant dwelling, for the most part, retains its existing form and character. Accordingly, subject to a condition securing the use of matching external materials to the existing dwelling, it is considered that the proposed roof enlargements/alterations would be acceptable and in accordance with Policies D1, D2 and SDG of the Local Plan and the provisions of the NPPF.

Proposed ground floor additions

- 9.7 The application property benefits from an unusually large front garden which provides the main outside space. This front garden measures approximately 26m long by 11.5m wide and compensates for the small rear garden area.
- 9.8 The proposed ground floor extensions to the side and rear are modest in scale and adequately respect the design and character of the host dwelling. Although space to the side and rear of the host dwelling is restricted, their modest scale and single storey form ensure that the resultant dwelling would not appear overdeveloped across the plot width.
- 9.9 The proposed front extension would form a conservatory. Conservatory extensions to the front of properties are normally not acceptable in design terms. In this case, the main entrance to the property would be re-located to the rear via the proposed porch. It is acknowledged that the principal access to the application property and all properties along this row are now obvious as a result of their unusually deep front gardens, lengthy set back from College Lane and variety of extensions/projections on the front façades. The presence of well-established soft landscaping to the front and side boundaries also masks a large proportion of these properties from public viewpoints. In this context, the introduction of the commensurate mono-pitched conservatory proposed would not be seen to detract from the design and character of the subject dwelling nor its area.
- 9.10 The proposed ground floor extensions would remain subordinate in scale to the host dwelling by reason of their design, modest scale and location. Furthermore, the large front garden area ensures that the resultant dwelling would not appear cramped relative to the plot and sufficient outdoor amenity space would still be retained.
- 9.11 Subject to a condition securing the use of matching external materials to the existing dwelling (with the exception of the proposed conservatory), it is considered that the proposed ground floor additions would also be acceptable and in accordance with Policies D1, D2 and SDG of the Local Plan and the provisions of the NPPF.

2. Impact on Neighbours

- 9.12 Policy D1 and the SDG 2005 requires developments to maintain the residential amenity of neighbouring occupiers. These are assessed in terms of overbearing impact, loss of day or sunlight and overlooking /loss of privacy.
- 9.13 The proposed side and rear extensions would not be unduly dominant or result in any adverse loss of light from neighbouring properties as a result of their height, length of projection and location.
- 9.14 The proposed conservatory would not be unduly dominant from the adjoining property (no. 108a College Lane) having regard to its depth of 2.9m and form. Furthermore, there would not be any adverse loss of light from the nearest windows and private rear garden of this property given the orientation of this extension to the north.
- 9.15 In terms of privacy, no first floor side windows are proposed. Views from the rear dormer window toward nearest residential properties would be oblique rather than direct. Furthermore, woodland beyond the rear of the site would mask any

adverse views toward the rear gardens of the residential properties within Roe Green Close.

- 9.16 Given the above considerations, the proposed development is considered to maintain the living conditions of neighbouring occupiers and to be in accordance with Policies D1, SDG and NPPF.

3. Parking

- 9.17 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 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.
- 9.18 The standards require 3 spaces for a 4 bedroom house in this location. The existing site provides 2 parking spaces in the front garden area and 1 space within the rear garden area which will not be compromised by the proposed development. The on-site provisions are, therefore, adequate in accordance with the Council's Policy and Guidelines.

4. Other considerations

- 9.19 Hatfield Town Council have expressed in their consultation response that considering the proximity of this property of this building to the University, Members are concerned that it may be used as student accommodation and potentially an HMO.
- 9.20 Since 12th January 2012, there has been an Article 4 Direction covering the whole of Hatfield removing permitted development rights for change of use from C3 (Dwellinghouse) to C4 (Houses in Multiple Occupation). The rationale for the Direction is detailed within the Houses in Multiple Occupation, Supplementary Planning Document, February 2012.
- 9.21 In this instance, the proposal does not include the change of use of the property to a HMO. However, should a HMO be proposed in the future, this would require planning permission.

Conditions

- 9.22 The National Planning Policy Guidance 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.

- 9.23 In this case it is considered necessary and reasonable to impose conditions requiring the proposed development to be implemented in accordance with the submitted plans and details and to require submission of material samples of the external surfaces of the outbuilding.

10 Conclusion

- 10.1 The proposal has been considered in terms of the impact on the visual amenity of the site and surrounding area and on the amenity of neighbouring dwellings. It has been concluded that the proposal would sufficiently maintain and relate to the character, appearance and spatial pattern of development of surrounding area. It would not cause harm to the living conditions of neighbouring dwellings and adequate off-street parking provision would be provided. As a result, and subject to the suggested planning condition, the proposal is in accordance with Policies GBSP2, D1, D2 and M14 of the adopted Welwyn Hatfield District Plan 2005, the adopted Supplementary Design Guide, the SPG Car Parking Standards and the Council's Interim Policy for Car Parking Standards and Garage Sizes and with the National Planning Policy Framework.

11 Recommendation

- 11.1 It is recommended that planning permission be granted subject to the following conditions:
1. The render, 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.

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

Plan Number	Revision Number	Details	Received Date
E01		Existing Plans & Elevations	13/09/2017
P01	A	Proposed Plans & Elevations	15/11/2017

Summary of reasons for grant of permission

The decision has also 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 inspected at these offices).

Informatives

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.

David Elmore (Development Management)

Date of Expiry: 14/11/2017

Time Extension: 08/12/2017



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

Title: 106A College Lane Hatfield

Scale: DNS

Date: 2017

Project: DMC Committee

Drawing Number:
6/2017/2053/HOUSE

Drawn: Baras Mast-Ingle

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