

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

6/2017/2412/HOUSE

62 HILL RISE CUFFLEY POTTERS BAR EN6 4RG

ALTERATIONS TO THE ROOF TO INCLUDE AN INCREASE IN RIDGE HEIGHT,
FORMATION OF HIP TO GABLE AND INCREASE IN HEIGHT OF FRONT GABLE TO
FACILITATE ACCOMODATION IN EXISTING LOFT SPACE AND THE ADDITION OF
TWO FRONT AND TWO REAR DORMERS AND A ROOF LIGHT

APPLICANT: Mr and Mrs Saunders

(Northaw and Cuffley)

1. Site Description

- 1.1 The application site is located on a corner plot on the north east side of Hill Rise at the junction with Wood View. The streetscene of Hill Rise is residential in character and features properties of different style, appearance and architectural detailing.
- 1.2 The site comprises of a two storey detached property constructed of off white painted smooth render walls with brown interlocking concrete tiles and grey upvc windows and doors. The property benefits from a number of extensions, including a two storey side and rear extension and single storey front and rear extensions. The property is set back from the highway and benefits from a carriage driveway and approximately four car parking spaces.

2. The Proposal

- 2.1 This application seeks planning permission for alterations to the roof to include an increase in ridge height of approximately 0.9 metres, the formation of hip to gable and increase in height of front gable to facilitate accommodation in existing loft space and the addition of two front and two rear dormers and a rear roof light.
- 2.2 The proposed extension would be finished in off white painted smooth render walls with grey upvc windows and doors which would match the existing dwelling and with sandtoft interlocking clay roof tiles in grey antique. 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 Northaw and Parish Council have objected.

4. Relevant Planning History

- 4.1 6/2017/2049/PA – Pre-application advice for alterations to the roof to include an increase in ridge height, formation of hip to gable and increase in height of front gable to facilitate accommodation in existing loft space and the addition of two front and two rear dormers and a roof light – Recommended for Approval with no alterations.
- 4.2 6/2017/1550/HOUSE - Alterations to the roof to include an increase in ridge height to facilitate accommodation in existing loft space and the addition of two front dormers, one rear dormer and the installation of 3 roof lights – Refused 12 September 2017. Reasons for Refusal: *“By virtue of its size, bulk, massing and design, the extension would fail to remain subordinate in scale, resulting in an excessive and contrived addition that would appear at odds with the host dwelling. Furthermore, the proposed extension fails to respect and relate to the size and siting of the surrounding properties within Hill Rise and therefore represents a poor standard of design that would detract from the character and appearance of the streetscene. Accordingly, the proposal fails to comply with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guidance 2005 and the National Planning Policy Framework 2012.”*
- 4.3 S6/1996/0401/FP - Two storey and single storey rear extension and single storey front extension to existing dwelling - Granted 09 July 1996
- 4.4 S6/1985/0410/FP - Two storey side extension – Granted 29 July 1985
- 4.5 S6/1978/0136 - Extension to garage and porch and new car port – 15 June 1978
- 4.6 E6/1967/0589/ - Car-port - Granted 04 April 1967

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 Northaw and Cuffley as designated in the Welwyn Hatfield District Plan 2005.

7. Representations Received

- 7.1 The application was advertised by means of neighbour notification letters. Two representations have been received one in support and one in objection of the application. These are summarised below:

- 7.2 Objection from 20 The Meadway – *“The Residents Association objects to this application because - this is over development of the site; the raised ridge height will dominate the neighbouring (downhill) house; this neighbouring property will be overlooked; the proposal will result in a three storey house which is not characteristic of Hill Rise; parking provision is inadequate for the number of bedrooms”.*
- 7.3 Comment from 18 Wood View – *“In answer to your letter of 30th October 2017 I have no objections to the proposed development”*

8. Consultations Received

- 8.1 The Parish Council objects to the application on the grounds that *“the building typology will be 3 storeys which is out of character with the area. It represents overdevelopment of the site. The ridge height exceeds existing and neighbouring property. There is loss of privacy for neighbouring properties and there is insufficient on-site car 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, 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 (D1, D2 & GBSP2 & NPPF)**
- 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 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 this application follows a recent application (reference 6/2017/1550/HOUSE), which was similar, seeking permission to increase the ridge height and alter the roof form, with the addition of dormers and roof lights. The previous application proposed to alter the hipped roof to form a half hip gable end and included an increase of ridge height of approximately 1.6 metres to accommodate a second floor accommodation and result in a 3-storey dwelling. The proposal was considered to result in a top heavy appearance, resulting in bulk and mass to the existing dwelling that would appear dominant and contrived within the streetscene. It should be noted that it was considered that a loft conversion with dormer windows is not objectionable, with the number of examples within the streetscene.
- 9.5 Following the refusal of permission, a pre-application enquiry was submitted (reference 6/2017/2049/PA). The recommendation was favourable and considered that the amended scheme overcame the previous reasons for refusal.
- 9.6 The application seeks planning permission for alterations to the roof to include an increase in ridge height, formation of hip to gable and increase in height of front gable to facilitate accommodation in existing loft space and the addition of two front and two rear dormers and a roof light.
- 9.7 In terms of design, the alteration from a hip to gable roof form and increase in height of approximately 0.9 metres would respect and relate to the original design and scale of the dwelling. The retention of a gable front element relates to the existing appearance and character of the property which features two front gable ends. Furthermore, the proposed fenestration detailing would match that existing and the walls would remain an off-white render. The roof tiles proposed would alter, it would be reasonable to condition a sample of roof tile is submitted to ensure high quality design in keeping with the streetscene.
- 9.8 There are four dormer windows proposed, two on the front elevation and two on the rear elevation. The Council's SDG outlines that "dormer windows should be contained within the roof slope, be subservient to the roof of the property and be in proportion to the existing fenestration of the property". The proposed dormer windows on the front and rear elevation have been reduced in size from the previous scheme, resulting in two smaller dormers on the front and two on the rear. The dormer windows have been incorporated into the design of the dwelling, with the roof pitches mimicking that of the front elevation gable and the fenestration matching the size of those in the existing property. The dormers would appear subservient in size and would respect the roof form of the dwelling.
- 9.9 With regard to the streetscene, Hill Rise and the surrounding area is residential in character and features a variety of styles and design of properties which feature both hipped and gable end roof forms. The proposed alteration from hip to gable roof form is not considered to appear at odds or out of keeping with the character and appearance of the streetscene.
- 9.10 The gradient of this area varies, resulting in different relationships between the ridge heights of properties. The streetscene of Hill Rise is set on a steep gradient. An objection was received from the Parish Council outlining that the ridge height would exceed the existing and the neighbouring property. Furthermore, the Residents

Association have outlined that the resultant height would dominate the neighbouring property.

- 9.11 The previous application was refused, partly as a result of the scale of increase in ridge height of 1.6 metres which was considered to result in a 'top heavy' appearance and of inappropriate scale in relation to the gradient of the street. The application now proposes an increase of 0.9 metres in height, which is now considered to be more in keeping with the ridge height variance between neighbouring properties within this area. It is not considered that the increase in ridge height would appear incongruous or excessively dominant within the streetscene, which would be harmful to the character and appearance of this area.
- 9.12 The proposed walls of the extension would be finished in off white painted smooth render walls with grey upvc windows and doors which would match the existing dwelling. Sandtoft interlocking clay roof tiles are proposed in grey antique. The surrounding area features a variety of roof tiles and colours and therefore it is not considered that the proposed roof tile would be out of keeping with the surrounding area. However, it would be reasonable to attach a condition requesting a sample to be submitted and agreed.
- 9.13 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).

- 9.14 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.
- 9.15 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.
- 9.16 The neighbouring property, No.64 Hill Rise is located to the north west of the site and sits down the slope of Hill Rise. Whilst the existing ridge height of the property would increase by approximately 0.9 metres, the property would not encroach any closer to the neighbouring property at No.64 and it is considered that the separation distance of approximately 2.8 metres is such that it would not result in an overbearing impact or result in a loss of light to the detriment of the occupier at No.64. In addition, comments have been received from the Parish Council and Residents Association regarding overlooking and loss of privacy. A window is proposed on the north west side elevation at second floor facing towards No.64 Hill Rise. This window is labelled as obscure glazed and fixed shut within the plans and it would be reasonable to impose a condition ensuring this is upheld.
- 9.17 A second floor window is proposed on the south east side elevation which would accommodate a bedroom. As a result of the separation distance to the neighbouring

properties on the other side of Wood View, it is not considered that there would be any direct views or a detrimental impact on the privacy of this occupiers. It is not considered that there would be a detrimental impact on the residential amenity of other surrounding properties to the host site.

- 9.18 In light of all of the above observations, it is considered that the proposal would respect and sufficiently retain the residential amenity of all surrounding neighbouring properties. 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 (M14 and Supplementary Parking Guidance and Council's Interim Policy for Car Parking Standards and Garage Sizes)

- 9.19 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.
- 9.20 The dwelling as a result of the works would provide an additional two bedrooms and would result in a six bedroom property. The SPG identifies the site is located within Zone 4 where a minimum of 3 on-site parking spaces are required for a six bed property.
- 9.21 An objection was received from the Parish Council and the Residents Association with regard to inadequate car parking.
- 9.22 The property benefits from an existing large driveway which can sufficiently accommodate up to four on-site car parking spaces. The proposal would provide an over provision of on-site car parking and therefore the existing provision is adequate 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 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 2012.
- 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. 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.

2. The proposed second floor window on the north west side elevation of the proposed building shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened below a height of 1.7 metres above floor level, and shall be retained in that form thereafter.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

DRAWING NUMBERS

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

Plan Number	Revision Number	Details	Received Date
1720P01	B	Proposed Plans and Elevations	19 October 2017
1720E01		Existing Plans and Elevations and Site Location Plan	19 October 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 17/11/2017

Expiry date: 14/12/2017



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

Title: 62 Hill Rise Cuffley		Scale: DNS
		Date: 2017
Project: DMC Committee	Drawing Number: 6/2017/2412/HOUSE	Drawn: Baras Mast-Ingle

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