

Part I

Executive Member: Councillor Perkins

WELWYN HATFIELD BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE – 1 MARCH 2018  
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING AND  
GOVERNANCE

6/2018/0094/HOUSE

124 LEMS福德 LANE, WELWYN GAREN CITY AL8 6YP

GARAGE CONVERSION TO INCLUDE REPLACEMENT OF EXISTING GARAGE  
ROOF

APPLICANT: Mrs P Mabbott

(Handside)

**1 Site Description**

- 1.1 The application site is located within Lemsford Lane and set back approximately 18 metres from the highway.
- 1.2 The site consists of a two storey semi-detached/link attached dwelling with garage.
- 1.3 The sites' frontage consists of a block paved driveway and is part soft landscaped.

**2 The Proposal**

- 2.1 Planning permission is sought to convert the garage into habitable accommodation and raise the height of the garage roof so it is of the same height of the link to the main dwelling. Internally the floor level would rise also.
- 2.2 The added height to the garage will be approximately 0.70 metres and it will retain its flat roof.

**3 Reason for Committee Consideration**

- 3.1 This application is presented to the Development Management Committee because the applicant is a Councillor for Welwyn Hatfield Borough Council.

**4 Relevant Planning History**

- 4.1 None

**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 2016
- 5.4 Supplementary Design Guidance 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 Car Parking Policy)

## **6 Site Designation**

- 6.1 The site lies within the settlement of Welwyn Garden City and within the Conservation Area as designated in the Welwyn Hatfield District Plan 2005.

## **7 Representations Received**

- 7.1 The application was advertised by means of neighbour notification letters and within the Welwyn Hatfield Times. No responses were received.

## **8 Consultations Received**

- 8.1 None received

## **9 Analysis**

- 9.1 The main planning issues to be considered are:
  1. **Whether or not the proposal is of high quality design in accordance with the principles of the Welwyn Hatfield District Plan (2005) and will preserve or enhance the character of the Conservation Area (D1, D2, D3, Supplementary Design Guidance (SDG) and National Planning Policy Framework (NPPF)**
  2. **The impact of the proposal on the residential amenity of the adjoining properties and future occupants (D1 and Supplementary Design Guidance (SDG)**
  3. **Other considerations, The impact on Parking (M14 and SPG), Interim Car Parking Standards**

### **1. Quality of design and impact on character and context 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 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.

- 9.4 This application seeks planning permission to convert the garage into habitable accommodation and raise the height of the garage roof.
- 9.5 The height of the garage will be raised by approximately 0.70 metres. The garage will then be the same overall height as the existing side extension which links the main dwelling to the garage. The roof will remain flat.
- 9.6 Whilst, the proposed development would be visible within the streetscene, it is not considered that the works would be overly prominent as the roof will be of the same height as the existing link extension from the main dwelling.
- 9.7 It is recommended that a condition is included to ensure that the materials proposed will 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.
- 9.8 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. Impact on Neighbours**

- 9.9 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.
- 9.10 This development would not be unduly dominant or result in any adverse loss of light from any neighbouring properties, having regard to both its scale and location. As such, it is considered that the living conditions of neighbouring occupiers would be maintained.

## **3. The Impact on Parking**

- 9.11 The impact on parking has been taking into consideration as the development will involve the loss of a parking space within the garage.
- 9.12 The site lies within Zone 4. The garage conversion would increase the number of bedrooms to three. The parking requirements for a three bedroom dwelling would be 2.25 spaces per dwelling.

9.13 The site can accommodate two vehicles on the driveway, potentially a third or on-street parking is available if necessary. Therefore it is considered that sufficient 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.

**10 Conclusion**

10.1 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.

**11 Recommendation**

11.1 It is recommended that planning permission be GRANTED 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 development/works shall not be started or 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>
4329-OS2		Block Plan	11/01/2018
4329-OE1		Plans and Elevations as Existing	11/01/2018
4329-P01		Plans and Elevations as Proposed	11/01/2018
4329-OS1		Location Plan	11/01/2018

**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).

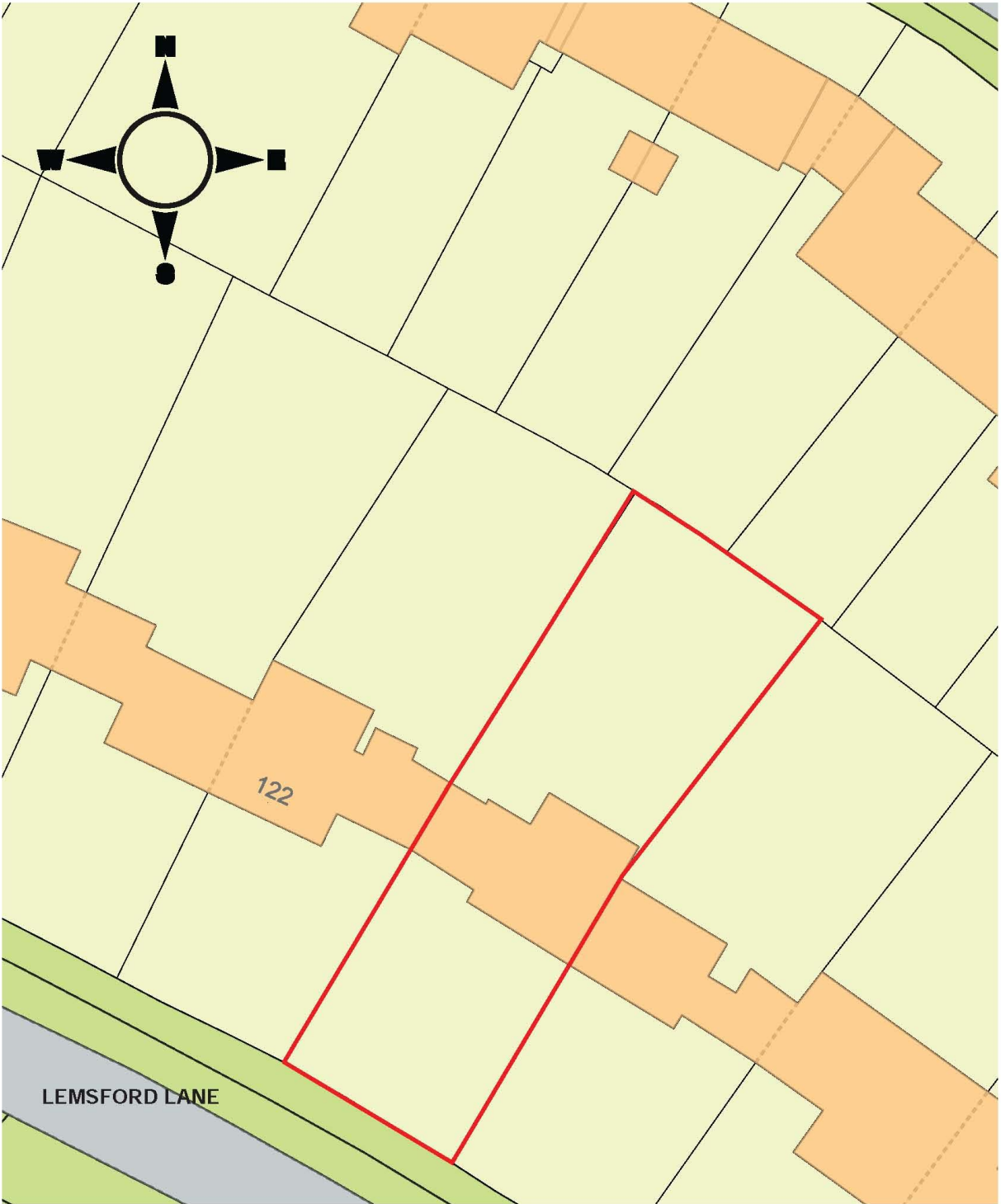
## INFORMATIVES


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.

Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.

The applicant is advised to take account the provisions of The Party Wall Act 1996 insofar as the carrying out of development affecting or in close proximity to a shared boundary.

Kerrie Charles (Development Management)  
Date 05 02 2018



 <b>WELWYN HATFIELD</b>  Council Offices, The Campus Welwyn Garden City, Herts, AL8 6AE	Title: 124 Lemsford Lane Welwyn Garden City		Scale: DNS	
			Date: 2018	
	Project: DMC Committee	Drawing Number: 6/2018/0094/HOUSE	Drawn: Ida Moesner	
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