

Part I

Executive Member: Councillor S Boulton

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 21 JUNE 2018
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING
AND GOVERNANCE

6/2018/0742/HOUSE

1 RUSSELLCROFT ROAD, WELWYN GARDEN CITY AL8 6QN

RAISE AND REALIGN ROOF HEIGHT AND INSTALLATION OF TWO REAR
ROOFLIGHTS

APPLICANT: Mr G Scannell

(Handside)

1 Site Description

- 1.1 The application site comprises a semi-detached dwelling in a large plot in a reasonably prominent location near the junction of Russellcroft and Parkway. The dwelling is set back within the plot by around 8m.
- 1.2 The street scene comprises detached, semi- detached and terraced dwellings with a variety of architectural features in large plots. The site is within the Welwyn Garden City Conservation Area.

2 The Proposal

- 2.1 Planning permission is sought for the raising and realignment of part of the existing first floor roof to match the height of the main roof. It would involve the raising of the eaves height of part of the dwelling by around 600mm and would alter the roof form from a side catslide roof to a traditional hipped roof. The application would also involve the provision of normal height windows in the first floor rear elevation of the dwelling in place of the existing half height windows.
- 2.2 The application has been amended from the previous, refused application through the removal of the part single storey/ part two storey rear element.

3 Reason for Committee Consideration

- 3.1 This application is presented to the Development Management Committee because it has been called in by Councillor Bromley.

4 Relevant Planning History

- 4.1 6/2017/2481/HOUSE Erection of a part single/ part double storey rear extension, installation of 3 x rooflights, alterations to openings, raising of roof height and relocation of chimney following the demolition of the existing conservatory. Refused on the grounds that the proposed development would not be subordinated to, would be out of proportion with and would have a detrimental impact upon the character and appearance of the dwelling; the proposal would have an adverse impact upon the street scene and would fail to preserve or enhance the character and appearance of the Welwyn Garden City Conservation Area; and the proposal would have an adverse and overbearing impact for, and would result in perceived overlooking of, the neighbouring dwelling at 3 Russellcroft Road.

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 as designated in the Welwyn Hatfield District Plan 2005 and is within the Welwyn Garden City Conservation Area.

7 Representations Received

- 7.1 The application was advertised by means of neighbour notification letters, a site notice and a press notice.
- 7.2 Two responses received, objecting on the following grounds;
- The proposal represents overdevelopment of the site
 - The character of this original Welwyn Garden City building in the Conservation Area would change
 - The street scene would change
 - Increased overlooking to the neighbouring properties
 - Loss of amenity to other neighbours, including considerable noise and disruption to the other apartments

- The property has always been rented out; the additional bedroom and loft space may be added for purposes of turning the property into a House of Multiple Occupation
- The application is part of a previous application which was refused; the current proposed may be trying to achieve the same outcome in stages

8 Consultations Received

- 8.1 Welwyn Hatfield Borough Council - Councillor Helen Bromley - I would like to call this in should officers be looking to approve, as it will be overdevelopment of the site, a dramatic change to the street scene, especially looking from the town and cause harm to the amenity of others, from the overlooking from any further roof windows.

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) (D1, D2, 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. Whether the resultant dwelling would have an acceptable impact upon highway safety and would comply with the Council's Adopted Car Parking Standards (M14, Supplementary Planning Guidance (SPG) and Interim Parking Standards))**

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 Saved Policy D1 requires the standard of design in all new development to be of a high quality while 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 for the raising and realignment of part of the existing first floor roof to match the height of the main roof. It would involve the raising of the eaves height of part of the dwelling by around 600mm and would alter the roof form from a side catslide roof to a traditional hipped roof. The application would also involve the provision of normal height windows in the first floor rear elevation of the dwelling in place of the existing half height windows.
- 9.5 The proposed extension has been amended from the previous, refused application through the removal of the part single/ part two storey rear element of the proposal. The current proposal is for an addition over a previous extension and while it would have some impact upon the character and appearance of the dwelling, this would be acceptable. The extension would not be subordinated to the ridge height of the existing dwelling, however it would be set back from the front elevation of the dwelling by over two metres. It would be of a suitable size for the dwelling and would relate to it in a suitable manner. It would respect the scale and proportions of the dwelling and would have an acceptable impact upon the character and appearance of the existing building.
- 9.6 The impact upon the street scene would be acceptable. Though the extension would be quite prominent within the street scene, particularly when approaching the site from the north along Parkway, the relatively limited nature of the proposal is such that it would not have an adverse impact upon the street scene. Having regard to the above, it is considered that the extension would preserve the character and appearance of the Welwyn Garden City Conservation Area as a result of its suitable design, size and relationship with the existing dwelling and the appropriate fenestration and matching external materials of construction (which can be conditioned).
- 9.7 The rooflights are minor elements of the proposed development and would not have any adverse impacts upon the character and appearance of the property, the street scene or, subject to their being of the Conservation style, the Conservation Area. Though high in the roof, the two rooflights would be of a suitable size and would not have any harmful impacts.
- 9.8 The relocated chimney raises no concerns in terms of the overall character and appearance of the dwelling.
- 9.9 It is recommended that a condition is included to ensure that the materials with which the extension is constructed match the existing dwelling in order to ensure that the development has an acceptable impact upon the property and the street scene and preserves the character and appearance of the Conservation Area.
- 9.10 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

street scene. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character and appearance of that area. The proposed development would preserve the character and appearance of the Conservation Area as a result of its sympathetic design, scale and appearance. The proposal would not represent overdevelopment of the site or cause harm to the Conservation Area and would accord with the National Planning Policy Framework, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the Supplementary Design Guidance.

- 9.11 Whether the applicant is trying to achieve the quantum of development proposed in the previous refused application on the site in stages is not known. However, the development proposed in this application is considered acceptable. Should further applications be submitted subsequently, they would be dealt with on their own merits.

2. Impact on Neighbours

- 9.12 Saved 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 development would not have a detrimental impact upon the amenities of the occupiers of the neighbouring and surrounding properties in terms of noise or disturbance as a consequence of its siting away from them. Issues of detrimental overlooking and loss of privacy would not arise as a result of the distance between the dwelling and the surrounding properties (15m to the boundary with 15a Guessens Road, the property to the rear of the site) and the presence of the existing first floor windows in the dwelling.
- 9.14 Whether the property is rented out is potentially not an issue for planning to consider. A dwelling with up to six unrelated individuals may be classed as a House of Multiple Occupation and may be used as such without the specific consent of the Council under Class L of Part 3, Schedule 2 of the Town and County Planning (General Permitted Development) Order 2015.

3. Access, Car Parking and Highway Considerations

- 9.15 The number of bedrooms in the dwelling would increase to three as a consequence of the proposed development. This would require three parking spaces to comply with the Council's Car Parking Standards. More than three spaces would exist following the erection of the extension and there are therefore no objections to the proposed development in this regard.

Conclusion

- 9.16 The proposed development would have an acceptable impact upon the character and appearance of the property and the street scene and would not have an adverse impact upon residential amenity. 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.

Recommendation

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

1. The brickwork, roof tile, bond, mortar, 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 rooflights to be used in the development hereby approved shall be of the Conservation style, flush with the roofslope.

REASON: To ensure that the development preserves the character and appearance of the Welwyn Garden City Conservation Area, in accordance with the National Planning Policy Framework.

3. 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
TD181/PL/00		Site Location Plan	20/03/2018
1			
TD181/PL10		Existing Floor Plans	20/03/2018
0			
TD181/PL11		Existing Elevations	20/03/2018
1			
TD181/PL21		Proposed Floor Plans	20/03/2018
1			
TD181/PL22		Proposed Elevations	20/03/2018
1			

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

1. POSITIVE AND PROACTIVE STATEMENT

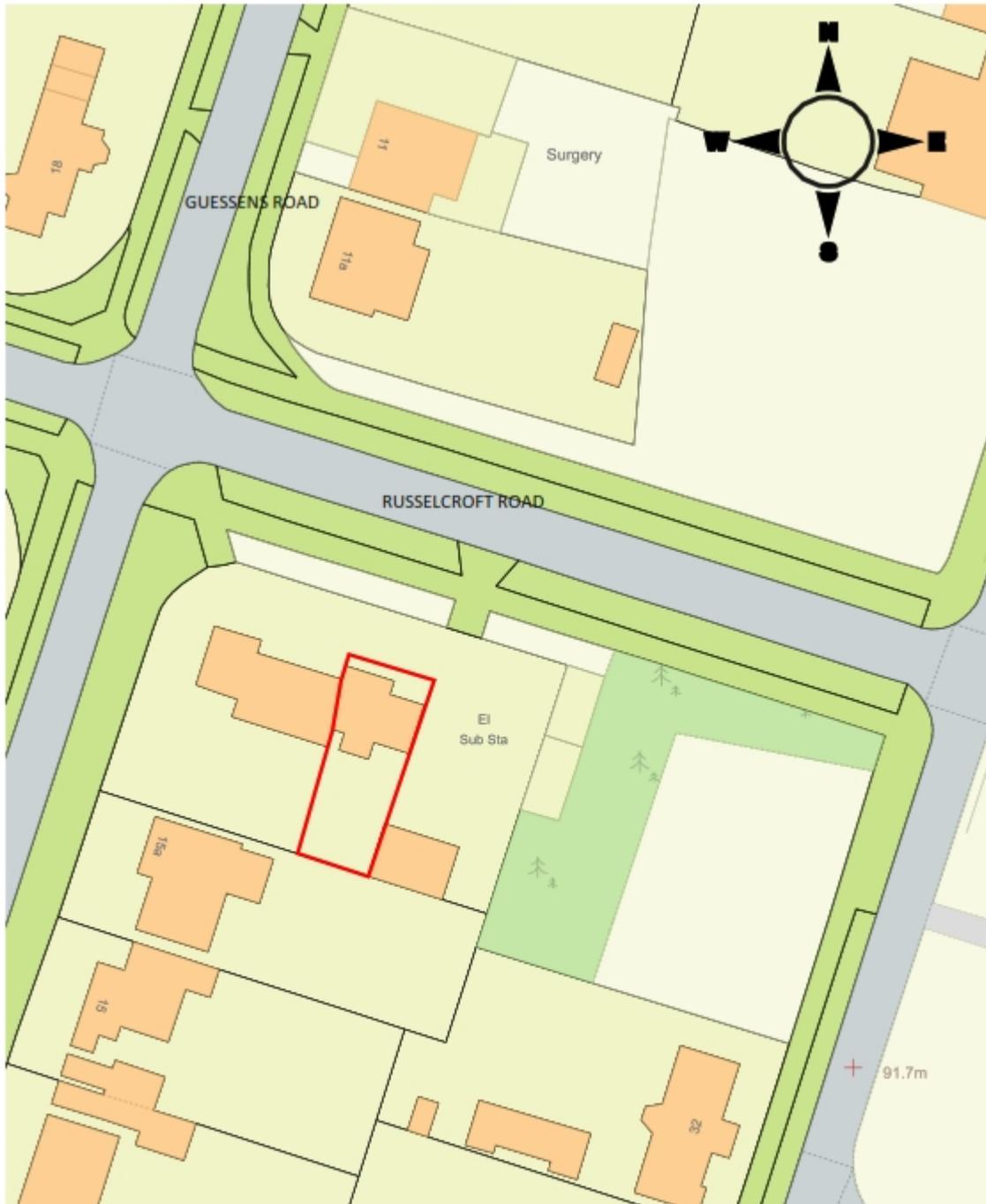
The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

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.

Tom Gabriel (Development Management)
Date 01 06 2018



 <p>WELWYN HATFIELD</p> <p>Council Offices, The Campus Welwyn Garden City, Herts, AL8 5AE</p>	Title: 1 Russellcroft Road Welwyn Garden City		Scale: DNS
			Date: 2018
	Project: DMC Committee	Drawing Number: 6/2018/0742/HOUSE	Drawn: Ida Moesner
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