

Part I

Item No:

Executive Member: Councillor Perkins

WELWYN HATFIELD BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE – 31 MARCH 2016  
REPORT OF THE DIRECTOR (GOVERNANCE)

6/2015/1629/HOUSE

21 HIGH DELLS, HATFIELD, AL10 9JD

ERECTION OF TWO STOREY REAR EXTENSION AND SINGLE STOREY FRONT  
EXTENSION AND INTERNAL ALTERATIONS

APPLICANT: Mr A Bhasin

(Hatfield West)

**1 Site Description**

- 1.1 The site contains a mid terrace dwelling with a pitched roof sloping away from the street. The terrace consists of three dwellings, with the end of terrace dwellings hosting gable ends. The street scene is of a strong consistency, with sets of terrace and semi-detached dwellings with similar scales and design. The dwellings host storm porches and in-filled porches to the fronts with flat roofs.
- 1.2 To the rear, the dwelling hosts a small conservatory with a lean-to roof along the north flank, and a small outbuilding detached by a small distance from the rear wall of the dwelling along the south boundary of the rear garden. The dwelling shows red facing brickwork and clay tiles to the roof.

**2 The Proposal**

- 2.1 The proposal is for the erection of a full width two storey rear extension. The ground floor element would have a depth of 4m from the rear wall of the host dwelling and host a lean-to roof. The first floor element would have a reduced depth of 1.7m at the request of the case officer and host two, rear facing, symmetrical hipped pitched roofs. The first floor walls would show an off-white render, and the ground floor enlargement would host brickwork to match the existing brickwork. The tiles within the new roofs would match those used in the construction of the existing roof.
- 2.2 The proposal also includes the erection of a new front porch hosting a pitched roof with a front facing gable end, as well as the bricking up of an existing, inset doorway access to a small store room. The porch would be constructed of materials to show off-white render walls and a tiled roof to match those present in the existing main roof. The bricking up of the store room access incorporates brickwork to match the existing dwelling.

**3 Reason for Committee Consideration**

This application is presented to the Development Management Committee because Hatfield Town Council have objected to the proposal.

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

4.1 None

#### **5 Relevant Planning Policy**

5.1 National Planning Policy Framework (NPPF) 2012

5.2 Welwyn Hatfield District Plan 2005

5.3 Supplementary Design Guidance, February 2005 (Statement of Council Policy)

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 town 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 and site notice. No responses have been received.

#### **8 Consultations Received**

8.1 Councillor James Broach has responded commenting that he has concerns about the proposal:

*“It seems like overdevelopment in a very congested area, and I'm worried about the impact this extension would have on parking in an area which has a fair number of parking issues. I would also note that similar applications have previously (and recently) been refused planning permission on High Dells.”*

#### **9 Town / Parish Council Representations**

9.1 *“Hatfield Town Council having considered the amendments to this application still wish to continue its objection considering the proposal an over development of the site and out of keeping with neighbouring properties.”*

#### **10 Analysis**

10.1 The main planning issues to be considered are:

- 1. Features high quality design which incorporates the design principles of the plan and Supplementary Design Guidance and respects and relates to the character and context of the area, as a minimum maintaining and where possible enhancing or improving the character of the existing area (GBSP2, D1, D2 and NPPF)**
- 2. The potential impact on the living conditions of adjoining neighbours (D1)**
- 3. The impact of the development on the safe use of the highway and parking provision (M14)**

**1. Features high quality design which incorporates the design principles of the plan and Supplementary Design Guidance and respects and relates to the character and context of the area, as a minimum maintaining and where possible enhancing or improving the character of the existing area (GBSP2, D1, D2 and NPPF)**

- 10.2 Local Plan Policies D1 and D2, alongside the Supplementary Design Guidance (SDG), seek to ensure a high quality of design which relates to the character and context of the dwelling and surrounding area. The policies require extensions to complement and reflect design and character, be subordinate in scale, and not look cramped within the site in regards to bulk. These policies are in line with the NPPF at section 7 in that planning should require good design.
- 10.3 High Dells has strong consistency in terms of the character of the street scene. The frontages show a mix of terraced and semi-detached dwellings of similar design in terms of materials, scale and roof type. The dwellings host pitched roofs sloping away from the street.
- 10.4 The extensions would be to the rear of the two storey host dwelling and the adjoining properties within the terrace, and accordingly, would have a very limited impact on the character and context of the area. The bricking up of the store room access with matching brick would not cause any harm to the character of the area. The proposed porch, in terms of materials and roof design, would not directly reflect the existing porch design or the porches evident within the street scene. Notwithstanding this, the proposed porch would reflect the roof design of the host dwelling, not have any impact on the character and context of the area by virtue of its subordinate size and scale. Accordingly, it is felt that the proposed enlargements, taken cumulatively, on balance would respect and relate to the character and context of the area.
- 10.5 The ground floor rear addition would host a lean-to roof up to the point where the roof meets the rear wall of the proposed first floor addition. This design is considered to reflect the existing main roof which slopes away from the rear garden in a similar fashion. The materials, in terms of brickwork and roof tiles would match the existing, and the fenestration detailing to the rear at ground floor level would be well spaced and minimal in terms of the extent of glazing.
- 10.6 The first floor additions would host a pair of symmetrical hipped pitched roofs with matching eaves height to the existing dwelling and a maximum ridge height below the ridge height of the main roof. Whilst the design of these roofs are not directly related to the design of the host dwelling, the benefits of the hipped roof form over the more reflective gable end in terms of the impact on the amenity of neighbouring properties is considered to outweigh the limited design impact. The fenestration detailing at first floor level would also be in line with that at ground floor level. The materials in terms of the rear wall at first floor level would be unreflective of the existing dwelling. Notwithstanding this, by virtue of the additions location to the rear, this variance in materials would not be visible from the street scene. The roof tiles would match the existing dwelling.
- 10.7 The proposed porch, with its pitched roof and front facing gable reflects the form of the main bulk of the host dwelling and surrounding dwellings. Notwithstanding this, the host and surrounding dwellings porches have flat roofs. Whilst the porch would not be in-keeping or reflective of porches in the area, its limited size and scale would result in the porch having little impact on the overall design of the dwelling. In this determination, weight should also be given to permitted

development rights with regard to the erection of porches of unreflective design. Whilst it is felt that the porch proposed fails to meet the limitations of the Town and Country Planning (General Permitted Development) Order 2015 in regards to the erection of porches, it is relevant that there is no restriction in terms of design if the footprint of the porch were reduced to below 3 square meters when measured externally.

- 10.8 In terms of Hatfield Town Council's objection, the bulk added by the proposed enlargement to the rear fails to add sufficient bulk to the dwelling to the extent where the resultant dwelling would look cramped within its plot. The design, in terms of scale, massing and form would largely reflect the host dwelling, and where it doesn't directly relate, sufficient weight is given to other considerations which overcome the resultant harm in terms of design.
- 10.9 Having regards to all of the above, it is considered that the proposed alterations would be of a sufficient quality of design and one which respects and relates to the host dwelling.

## **2. The potential impact on the living conditions of adjoining neighbours (D1)**

- 10.10 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. The impact of the proposed development should be assessed in regard to loss of day/sun/sky light, whether it is overbearing and will impact on outlook from an adjoining property.
- 10.11 The host and adjoining dwellings within the terrace are orientated to face north, and as such, have south facing rear gardens. The main bulk of the proposed enlargements, in the context of the impact on neighbouring dwellings, is located to the rear. Shadows cast by built form are predominantly to the north, as well as west to east throughout the day. The topography of the area is such that the land rises from north to south (away from the rear elevation). The boundary treatments to either side are approximately 1.6m high close boarded fence panels rising gradually in increments with the site's topography. The host dwelling and adjoining premises host a small detached outbuilding just over 2m in height, in close proximity to the rear wall of the dwellings extending approximately 2.5m along the west boundary.
- 10.12 The enlargements would present a 4m deep wall at ground floor level with a starting height of approximately 2.5m, and height of 3.4m where it meets the first floor addition. The first floor addition would present an additional 1.5m height of wall along the boundary for its 1.7m depth, at which point the roof would pitch away from the neighbouring properties and hip in towards the host dwelling.
- 10.13 Turning to the impact of the proposed development by way of representing an unduly dominant addition when viewed from adjoining properties, it is considered that the two storey extension in its reduced form would not be considered unduly dominant. The oblique nature of views which would be available of the first floor addition from the nearest ground and first floor windows of adjoining properties by virtue of its limited depth and roof design sufficiently mitigate the impact of any first floor bulk on the outlook from adjoining premises. While the additions would be more dominant when viewed from outside of the property, it is considered that the design and setting back of the first floor element from the extent of the

ground floor addition serves to break up the bulk and reduces the dominance of the built form.

- 10.14 By virtue of the existing outbuilding along the west boundary, alongside the separation of the nearest ground floor window giving light into a living space (kitchen) and the limited height and depth of the extension at this point, the ground floor rear extension would not impact No.19 in terms of loss of light. The limited depth of the first floor addition, alongside the hipped pitched roof form results in a limited impact of the development in terms of loss of light, to both the nearest ground and first floor window.
- 10.15 The impact in terms of loss of light as a result of the development on No.23 would be felt in the morning by virtue of its location to the west of the enlargements. At ground floor level, the outbuilding of the host dwelling along the boundary already has some impact on light accessing the nearest ground floor window. The first floor additions above the ground floor extensions are minimal in depth and sufficiently designed to minimise its potential impact in terms of loss of light. While there may be some additional loss of light to the nearest ground floor window of No.23 as a result of the additions, this impact would only be felt in the early morning, and to a degree that would not be sufficient to reason a refusal on this basis alone.
- 10.16 No first floor side windows are proposed, and as a result, there would be no additional impact in terms of loss of privacy as a result of the development.

### **3. The impact of the development on the safe use of the highway and parking provision (M14)**

- 10.17 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.
- 10.18 The existing dwelling relies upon on street parking provision, and hosts three bedrooms. The dwelling sits within parking standard zone 3. Accordingly, a three bedroom dwelling should host 2.25 spaces. The proposal changes the number of bedrooms from three to four. In this light, using the parking standards as guidance, the proposed dwelling should host 3 on-site parking spaces. The dwelling has a front garden depth of approximately 3.8m. This is insufficient for the parking of vehicles off street. The street and surrounding area currently has a parking issue with street parking the only provision for most dwellings, combined with the proximity of the university and the parking associated with that nearby use.
- 10.19 The immediate locality does provide opportunities for alternative transport means, mainly bus routes using Bishops Rise. While the proposal does not, and could not, provide additional on-site parking, the existing lack of provision, alongside the limited additional provision suggested as required within the

Supplementary Planning Guidance on Parking Standards, would result in little additional harm.

## **11 Conclusion**

- 11.1 The proposed enlargements would be of good quality design which fails to add bulk to the extent where the resultant dwelling would look cramped within its site, fails to impinge on the character and context of the area and would maintain the amenity of the occupiers of adjoining dwellings. Accordingly, the proposal complies with Policy D1, D2, GBSP2 and M14 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance Statement of Council Policy 2005, Supplementary Planning Guidance Parking Standards 2004, Interim Policy for Care Parking and Garage Sizes 2014 and relevant parts of the National Planning Policy Framework 2012.

## **12. Recommendation**

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

PL-P-002 Rev C & PL-E-002 Rev C & PL-SP-004 Rev B received and dated 22 January 2016 & PL-SP-003 Rev A & PL-SP-001 Rev A & PL-SP-002 Rev A received and dated 13 November 2015 & PL-E-001 & PL-P-001 received and dated 25 August 2015.

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

2. 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.

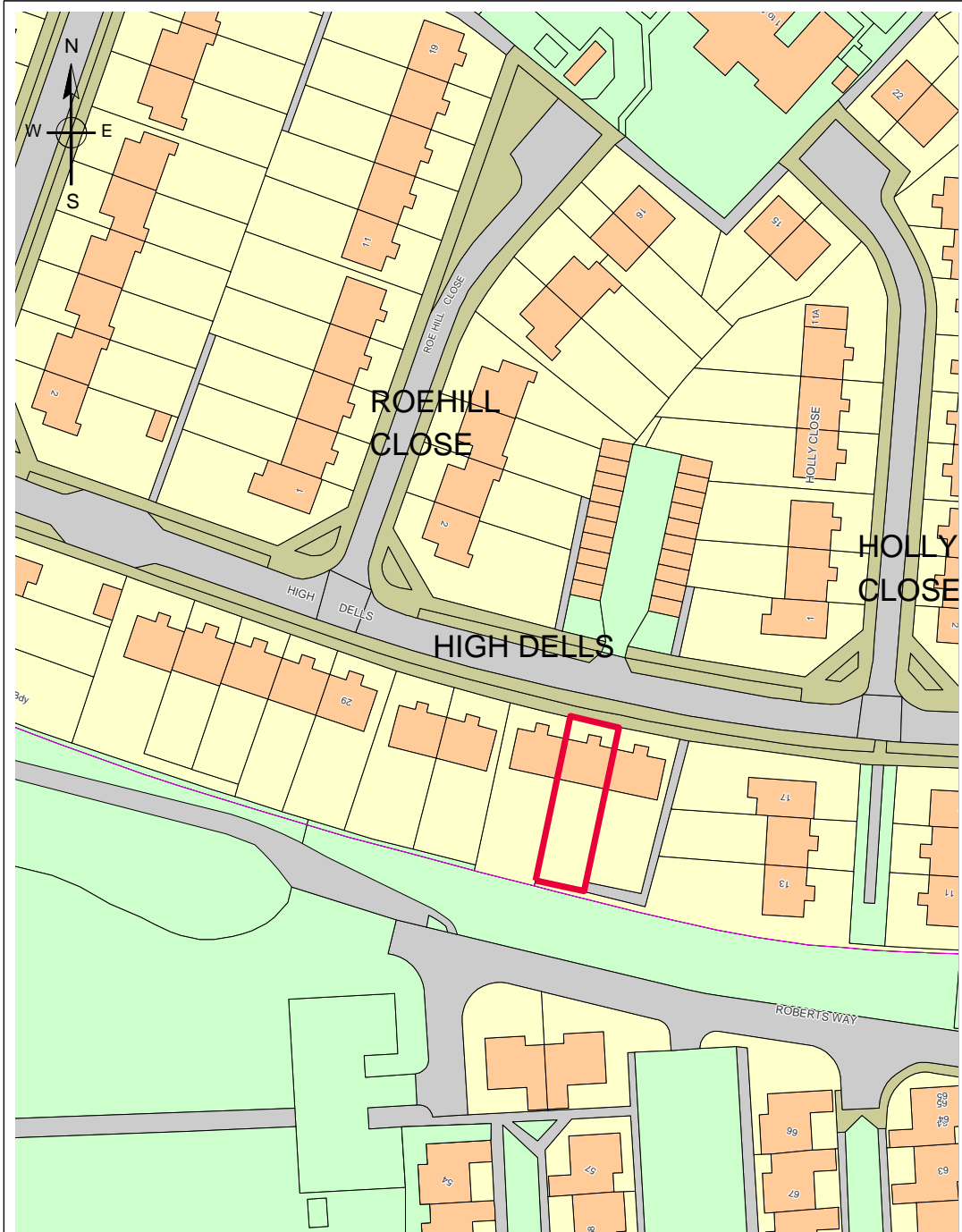
REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.


### **SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:**

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 inspected at these offices).

*Sam Dicocco*, (Strategy and Development)  
Date 09/03/2015

Expiry Date: 20/10/2016



	Title: <b>21 High Dells, Hatfield</b>		Scale: <b>DNS</b>
	Project: <b>DMC Meeting</b>		Date: <b>2016</b>
Drawing Number: <b>6/2015/1629/HOUSE</b>		Drawn: <b>Andrew Windscheffel</b>	
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