

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 12 JANUARY 2023
REPORT OF THE ASSISTANT DIRECTOR (PLANNING)

6/2022/2072/HOUSE

21 BARLEYCROFT ROAD, WELWYN GARDEN CITY, HERTFORDSHIRE, AL8 6JX

ERECTION OF SINGLE-STOREY & TWO-STOREY EXTENSION WITH
INSTALLATION OF ROOFLIGHTS AND INSTALLATION OF REAR FACING
DORMERS TO FACILITATE THE CONVERSION OF THE LOFT TO HABITABLE
SPACE.

APPLICANT: MR NAZZIM ISHAQUE

1 Site Description

- 1.1 The application dwelling is a 1920's two storey detached property located on the southern side of Barleycroft Road within an established residential area. The site is wholly situated within the Welwyn Garden City Conservation Area and Estate Management scheme area.
- 1.2 Barleycroft is characterised with two storey detached and semi-detached dwellings with a strong degree of design uniformity and a coherent character and appearance with respect to scale, design and materials. The properties and their associated garages are set with large spacious gaps between them at first floor level. The properties are designed in a traditional manner however it is noted that many nearby properties on this residential street have been extended. The estate is characterised by substantial soft landscaping and trees.

2 The Proposal

- 2.1 This application seeks planning permission for the erection of single-storey & two-storey extension with installation of rooflights and installation of rear facing dormers to facilitate the conversion of the loft to a habitable space. It is also proposed to increase in height of parapet walls and insert replacement windows/doors.
- 2.2 The part two storey, part single storey rear extension would measure approximately 13.1m in width on the ground floor and the first floor element would have a width of approximately 10.5m. The two storey element would measure approximately 3.7m in depth and would feature a crown roof, whilst the single storey element would be approximately 4.35m in depth and finished with a flat roof. The single storey side/rear extension would join onto the existing side projection at the east facing corner of the existing property. The proposed flat roof dormer windows would each measure approximately 1.5m in width by 1.79m in height, at a depth of around 2.1m. The existing parapet walls on both the eastern and western side projections are proposed to be raised from 2.75m to 3.25m.

- 2.3 Following concerns raised by the Conservation Officer, revised plans were submitted by the applicant. The changes include the stepping in from the flanks on the two storey extension and the retention of the original chimneys (omission of previously proposed GRP replacements). It was also proposed to keep the original front garage door and utilise aluminium for the windows.

3 Reason for Committee Consideration

- 3.1 This application is presented to the Development Management Committee because the application was called-in by Cllr Gemma Moore in October 2022 for the following reason:

- The application raises sensitive and concerning planning issues as it is in a conservation area.

4 Relevant Planning History

- 4.1 Application Number: 6/2022/1142/HOUSE
Decision: Withdrawn
Decision Date: 13 July 2022
Proposal: Erection of part single-storey & part two-storey extension with rooflights, conversion of loft to habitable space with rear-facing dormer, increase in height of parapet walls and replacement windows

5 Relevant Planning Policy

- 5.1 National Planning Policy Framework (NPPF)
5.2 Welwyn Hatfield District Plan 2005 (District Plan)
5.3 Draft Local Plan Proposed Submission 2016 (Emerging Local Plan)
5.4 Supplementary Design Guidance 2005 (SDG)
5.5 Supplementary Planning Guidance, Parking Standards 2004 (SPG)
5.6 Interim Policy for Car Parking Standards and Garage Sizes 2014 (Interim Car Parking Policy)

6 Site Designation

- 6.1 The site lies within the specified boundary of Welwyn Garden City 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 a site notice. A total of 13 representations have been received, 11 of which object to the development and 2 in support. All representations received are published in full on the Council's website and are summarised below:
- 7.2 Objections

- Development is out of character with the surrounding area
- Excessive scale of rear extension
- Non-subservience to existing house
- Overlooking from south facing dormer windows - exacerbated by the elevated position of the site
- Dominant extension
- Development would set a precedence in the area
- Lack of landscape plan
- Lack of measurements on plans
- Rear garage doors allow the potential parking of cars in rear garden
- Impact upon biodiversity and wildlife
- Loss of mature trees and vegetation
- Increase in parapet wall will create an unnecessary volume of brick work and increase scale of development
- Leylandii trees that are not in keeping with the surrounding area
- Loss of the attractive and characterful ground floor central bay window
- Over-shadowing and loss of light to adjacent properties
- Loss of view from rear extension and dormer windows

7.3 It is noted that whilst two letters of support were received during the course of the application, these had been submitted by the applicant and no reasons were given as to why the application should be supported.

8 Consultations Received

8.1 The following have responded advising that they have no objections to the proposal in principle, subject to conditions:

- Conservation Officer
- Landscape Department

9 Analysis

9.1 The main planning issues to be considered in the determination of this application are:

- 1. Quality of design and impact upon Heritage Assets**
- 2. Residential amenity**
- 3. Highway and parking considerations**
- 4. Other Matters**

1. Quality of design and impact upon Heritage Assets

9.2 The site is located within Welwyn Garden City Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Authorities to have regard to the desirability of preserving or enhancing the character and appearance of the Conservation Area. Section 190 of the NPPF 2021 states plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

- b) the wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

- 9.3 Section 202 of the NPPF 2021 states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The character and appearance of much of Welwyn Garden City has a quality that consists of carefully designed layouts with formal patterns where the design of architecture is in groups and individual buildings. Therefore in order to preserve the unique architectural heritage of the town and its buildings, the Council expects that all applications for extensions and alterations respect and do not harm the character and appearance of the building, the relationship between buildings, including the spaces between buildings and the wider street scene.
- 9.4 The application dwelling is a two storey detached property located at the southern side of Barleycroft Road within the Welwyn Garden City Conservation Area. As part of a group of Garden City houses along Barleycroft, it is a positive element of the Conservation Area contributing to the area's character and appearance. The house remains relatively unaltered and a good example of Garden City architecture.
- 9.5 The existing property has a simple linear form, featuring a hipped roof. The dwelling is finished in a mixture of facing red brickwork with a clay tiled roof. Other dwellings within Barleycroft Road are finished in similar materials. Although many dwellings have been extended and altered over time which has resulted in a degree of variation. Nonetheless, the original design and character is still prevalent on the road.
- 9.6 The proposed development would involve the addition of a part two storey, part single storey rear extension, the insertion of two dormer windows as well as minor alterations to the front of the property that involve raising of the parapet roofs and replacement windows/doors.
- 9.7 The two storey extension would be set in from the side boundary by at least 1m. This is in line with the Council's SDG which states that all multi-storey, two-storey and first floor side extensions must maintain a minimum distance of 1m between the extension and the adjoining flank boundary. This spacing would be reflective of the relationship between other dwellings on Barleycroft Road and would prevent the property from appearing cramped within its plot.
- 9.8 The SDG also includes guidance that residential extensions should complement and reflect the design and character of the dwelling and be subordinate in scale. Although the two storey rear extension would not be insubstantial in width, it would be set down from the main ridgeline of the existing dwelling by a noticeable amount (circa 0.5m) and a modest depth of 3.7m is being proposed. Furthermore, it would also be set in slightly from the sides to provide some articulation by providing a break in the long flank elevations as well as improving its subservience and legibility. Although it would incorporate a crown roof form which is not characteristic of the host dwelling, being hipped on all sides, the

proposed roof would reduce the overall bulk and massing of the additional built form when viewed from the street. It should be also be noted that there is another example of a crown roof approved in close proximity to the site at No. 40 Barleycroft Road. Notwithstanding this, further details and a section drawing to show the flat part of the crown roof is stepped down and concealed behind the surrounding pitched roof should be secured by condition to ensure its visual impact would be limited. For these reasons, the two storey element of the extension would not appear unduly dominant or detrimentally alter the character of the property as a detached dwelling on a spacious plot.

- 9.9 The ground floor element of the extension, whilst would span almost the entire width of the host dwelling, the proposed depth of 4.35 metres along with its height at around 3.25m is not considered to be excessive in size and its scale would not result in a cramped form of development within its site. Furthermore, it would utilise a flat roof design which is in keeping with the architectural design and character of the original dwelling and surrounding area. Due to the discrete location of the development, the development would not result in the creation of an overly dominant feature that would detract from the streetscene and Conservation Area.
- 9.10 It is noted that the proposed rear extension would result in the loss of an original central bay window feature however being located at the rear of the property at ground floor level, the appreciation of this feature is limited from the street and therefore the impact of the development would not be detrimental to the surrounding Conservation Area. Furthermore, the Conservation Officer did not raise any concerns on this aspect of the scheme.
- 9.11 In terms of the two proposed dormer windows, it is considered that this part of the scheme would be proportionate to the host property and would not appear as an overly prominent feature within the roofscape. Furthermore, being located at the rear of the building, there would unlikely be any adverse impact upon the street scene and wider area, particularly given that there are other examples of dormer windows in the wider area.
- 9.12 The proposed brickwork and roof tiles would be of a colour and texture to match the existing dwelling. Further details can be secured by way of planning condition.
- 9.13 The proposed alterations to the front elevation of the property involving the raising of the parapet walls on both side projections would be minor and was not objectionable by the Conservation Officer. The new garage door would be made from timber and side-hung to match the existing. The replacement windows would be constructed from aluminium which would also match the existing units. Therefore no objections are raised to these works. Further details can be secured by condition for any new windows, doors and garage door. It is also now proposed to retain the existing chimneys rather than replace them with GRP alternatives. It is however recommended that this is also secured by condition.
- 9.14 Having regard to the above, it is considered that the proposed development would amount to an acceptable form of development that would be in accordance with Policies D1, D2 and D8 of the District Plan, SP9 and SADM15 of the Emerging Local Plan 2016 the National Design Guidance and the NPPF. The proposal would also comply with the provisions of Section 72 of the Planning

(Listed Building and Conservation Areas) Act 1990 in preserving the Conservation Area

2. Residential amenity

- 9.15 With regard to the impact on the amenity of adjoining neighbours, Policy D1 of the District Plan and the Supplementary Design Guidance state that any extension should not cause loss of light or appear unduly dominant from an adjoining property or result in a detrimental loss of privacy. Furthermore, guidance in paragraph 17 of the NPPF sets out to always seek to secure high quality design and good standard of amenity for all existing and future occupiers of land and buildings.
- 9.16 Due to the location of the proposed works, the neighbouring occupiers which are most likely to be affected by the proposal are those either side of the dwelling, 19 and 23 Barleycroft Road. It is noted that objections have also been received from the neighbours that adjoin the property to the rear along Fearnley Road.
- 9.17 The application building is currently positioned in line with the adjoining properties. The proposed depth of the ground floor extension, at 4 metres, would not appear unduly over-dominant or result in any significant loss of light to the habitable windows or any private amenity space of the neighbouring properties, particularly as there will be a gap retained to the common boundaries. Similarly, the two storey element of the scheme would be set away from neighbouring properties on both sides by a noticeable distance (circa 6m to the western boundary and 4m to the eastern boundary). This part of the scheme would also have a crown roof form that slopes away from the common boundaries. Whilst there is proposed to be two dormer windows on the roof slope, these would be modest in scale and would be positioned approximately 9m from the western boundary and 7.5m from the eastern boundary. With respect to the impact to the properties to the rear of the site at Fearnley Road, whilst the development could be seen from the rear windows and garden areas, it is considered that the separation distance of approximately 27 metres from the common boundary would be sufficient to avoid any detrimental loss of light and outlook. It is therefore not considered that the development would cause a significant overbearing impact or loss of light to warrant a refusal in this instance.
- 9.18 In terms of privacy, there is proposed to be three new side facing windows on the east facing elevation that adjoins No. 19. However, the submitted plans indicates that these will all serve en suites and bathrooms therefore an obscured glazed by condition can be imposed to overcome any overlooking/privacy issue of the neighbour's building and garden at No. 19. As for the neighbours at No. 23, there would be no side windows proposed that would directly face onto their property. Although there will be additional rear facing upper floor windows, the view from these openings to the gardens of Nos. 19 and 23 would be oblique, and the degree of overlooking would be consistent with a neighbouring relationship generally expected between residential properties that have adjoining rear gardens. Furthermore, these rear facing openings are considered to be sufficiently distanced from the dwellings to the rear at approximately 27m to prevent any detrimental loss of privacy.
- 9.19 For the above reasons, the proposal complies with Policy D1 of the Welwyn Hatfield District Plan 2005, the Council's Supplementary Design Guidance and the National Planning Policy Framework.

3. Highways and parking considerations

- 9.20 In terms of parking, paragraph 105 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.
- 9.21 Policy M14 of the District Plan 2005 and the Parking Standards Supplementary Planning Guidance (SPG) use maximum standards and are not consistent with the NPPF 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. This means that higher or lower car parking standards than those set out in the SPG can be proposed and determined on a case by case basis taking into account the relevant circumstances of the proposal, its size context and its wider surroundings.
- 9.22 Whilst not indicated on the plans, given the proposed additional accommodation in the loft space, the number of bedrooms at the property would likely be increased from four to five as a result of the proposed development. The Council's parking guidance SPG recommends that in parking zone 4, dwellings with four or more bedrooms should provide three on-site parking spaces. In this case, there would be no changes in the parking requirement at the site given that it is already a four bedroom property. The application site currently benefits from a driveway which can accommodate approximately two vehicles as well as a single garage (which is to be retained) for one further vehicle. This would meet the guideline parking standards contained within the Council's SPG.
- 9.23 With respect to the concerns raised on the potential parking of vehicles in the rear garden area which is made possible from the new set of double doors at the back of the garage, the submitted landscape plan does not show this intent and the site has sufficient parking at its frontage for the needs of the residents. Therefore no objections are raised in this regard.
- 9.24 Furthermore, the site is located in a sustainable location which is approximately 0.7 miles away from the Welwyn Garden City railway station and the town centre, which is a reasonable distance for walking or cycling. There are also bus stops located within a 5 minute walk of the application site on Handside Lane which provide alternative modes of travel to using a private motor vehicle.
- 9.25 In summary, the proposal would provide an acceptable level of on-site car parking and therefore no objections are raised in regard to Policy M14 of the District Plan; the SPG Parking Standards; the Council's Interim Policy for Car Parking Standards; and the NPPF.

4. Other matters

Landscaping

- 9.26 It is noted that objections were raised to the loss of mature trees at the development site. This however had already been carried out prior to the

application being received and the current submission includes a detailed landscaping scheme to mitigate the harm. The Council's Landscape Department was consulted on the application, and it was considered that the proposals include significant tree planting as well as shrubs, perennials and herbaceous plants. The Landscape Officer was also satisfied with the proposed species mix. As such the landscape proposal are considered appropriate and sufficient for the site and no objections were raised in this regard subject to a condition to ensure that the landscaping documents are fully adhered to.

Loss of view

- 9.27 Whilst concerns have been raised with respect to the potential loss of view from the proposed extension and dormer windows, this is not a material planning consideration that could be given any weight in the planning assessment.

10 Conclusion

- 10.1 Subject to the suggested conditions, the proposed change of use would not have any significant adverse impact upon the character and appearance of the Conservation Area, adjoining neighbour amenity or highway safety. Accordingly and for the reasons given, the proposal is recommended for approval.

11 Recommendation

- 11.1 It is recommended that planning permission be approved subject to the following conditions:
1. No development above ground level in any phase of the 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 the proposal preserves the character and appearance of the conservation area in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

2. No development shall take place above ground level until details of the proposed crown roof, including a cross-section drawing, has been submitted to and approved in writing, by the Local Planning Authority. Subsequently the development must not be carried out other than in accordance with the approved details.

REASON: The proposal contains insufficient information in regards to the detailed design of the roof and this is required in the interests of quality of design and preserving the character and appearance of the Conservation Area in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

3. Prior to their first installation, additional detailed drawings of windows, doors and garage doors, in elevation and section at a scale of between 1:1 and 1:20 as appropriate, shall be submitted and approved by the LPA. Subsequently the

works must not be carried out other than in accordance with the approved details.

REASON: To ensure the proposal preserves the character and appearance of the conservation area in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

4. The development hereby approved shall be carried out in accordance with the submitted Landscape Design Booklet and Planting Plan (drawing ref: DR.001).

REASON: In the interest of the amenity value of the development in accordance with Policies D1, D2 and D8 of the Welwyn Hatfield District Plan 2005..

5. Any upper floor window located in a wall or roof slope forming a side elevation of the building and extension hereby approved must be obscure-glazed to a level equivalent to Pilkington Level 3 or above and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall be retained in that form thereafter. Obscure glazing does not include applied film or one-way glass.

REASON: To protect the residential amenity and living conditions of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

6. The existing chimneys above roof level shall be retained and repaired as necessary unless otherwise agreed in writing with the LPA.

REASON: To ensure the proposal preserves the character and appearance of the conservation area in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

7. All agreed landscaping comprised in the approved landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the first building, the completion of the development, or in agreed phases whichever is the sooner: and any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards 8545: 2014.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policies D1, D2 and D8 of the Welwyn Hatfield District Plan 2005.

DRAWING NUMBERS

2. 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
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22-0935 DO1	2	Location, Existing and Proposed Block Plan	14 December 2021
22-0935 D04	2	Existing Elevations	14 December 2021
22-0935 D08	2	Proposed Elevations	14 December 2021
22-0935 D03	2	Existing Loft Plan	14 December 2021
22-0935 D07	2	Proposed Loft Plan	14 December 2021
22-0935 D02	2	Existing Ground and First Floor Plan	14 December 2021
22-0935 D05	2	Proposed Ground Floor Plan	14 December 2021
22-0935 D06	2	Proposed First Floor Plan	14 December 2021

The decision has been made taking into account, where practicable and appropriate the requirements of paragraph 38 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan.

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 or legal interest (easements or wayleaves) which may affect the land.
2. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.
3. 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.
4. 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.
5. In addition, and separate to your planning permission, for the majority of schemes, you are required by law to appoint a building regulator who will inspect your property at various stages during the course of your building project. This is to ensure it is compliant with the Building Regulations and the Building Act 1984.

The checks the building regulator will carry out include, but are not limited to, the structure, foundations, fire precautions and escape routes, electrical and plumbing compliance and other issues such as drainage and insulation. The

objective of these checks is to ensure that your building is safe to live in, accessible and environmentally sustainable.

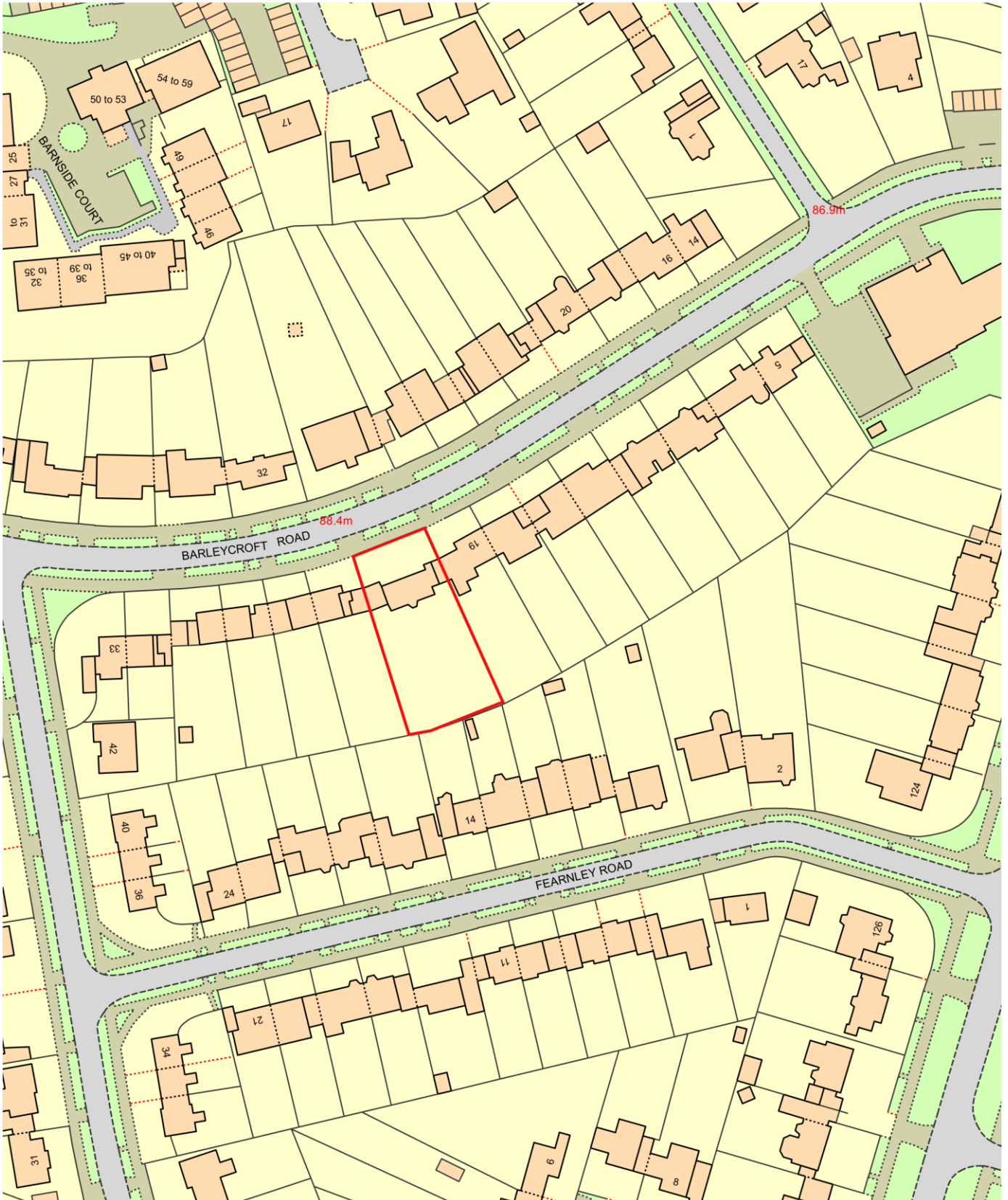
Once all build stages are checked and the works are finished, a Completion Certificate is issued confirming that these objectives have been met. You will also need the Completion Certificate, should you sell the property, as it will confirm to future owners that the work has been carried out in compliance with the Regulations.


As the owner of the property, you are responsible for Building Regulations compliance so we would urge you to decide which regulator to use, as opposed to leaving your builder or architect to make the choice. This is so that you can be sure the building regulator is truly independent and working to protect you from any breach or omission during the works.

Hertfordshire Building Control Limited are a Company wholly owned by eight local authorities in Hertfordshire including Welwyn Hatfield Borough Council. Please contact them on 01438 879990 or at buildingcontrol@hertfordshirebc.co.uk to discuss the process and all that is involved. Or alternatively refer to the Homeowner Information section on their website at www.hertfordshirebc.co.uk.

Raymond Lee (Development Management)

Date: 16 December 2022



 <p>Council Offices, The Campus Welwyn Garden City, Herts, AL8 6AE</p>	21 Barleycroft Road Welwyn Garden City AL8 6JX		Scale: DNS
	Development Management Committee		Date: 21-12-2022
	6/2022/2072/HOUSE		Drawn: N McIver
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