
Appeal Decision

Site visit made on 20 June 2017

by R Norman BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 12 July 2017

Appeal Ref: APP/C1950/D/17/3172688

2, Roe Green Close, Hatfield, Hertfordshire, United Kingdom AL10 9PE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr Justin Michau against the decision of Welwyn Hatfield Borough Council.
 - The application Ref 6/2017/0087/HOUSE, dated 13 January 2017, was refused by notice dated 14 March 2017.
 - The development proposed is single storey front, two storey side and rear wrap around extension.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are the effect of the proposal on;
 - The living conditions of neighbouring residents;
 - The character and appearance of the host dwelling and the surrounding area.

Reasons

Living Conditions

3. The proposal would introduce a number of extensions comprising a side and rear two-storey wrap around, the raising of the existing flat roofed side extension and the reconfiguration of the existing porch. The existing dwelling is sited in a staggered arrangement, set back from the adjacent dwelling, 4 Roe Green Close. Although the alterations to the existing side extension would see the flat roof design retained, the raising of this, albeit remaining as single storey, would result in an overshadowing impact on the garden of No 4. Furthermore, the land levels are lower for No 4 therefore the extension would appear overbearing. When coupled with the two-storey rear extension to the property, although this is set away from the boundary with No 4, it would still serve to overshadow the garden and rear ground floor windows. I note that some degree of overshadowing already occurs from the siting of the dwellings however I consider this would be exacerbated to a harmful level.
4. In terms of the proposed two-storey side extension I note that a previous consent has been given for a similar scheme which I have considered in my

assessment of this proposal. The existing dwelling is on a corner plot and No 24 Roe Green Close is sited to the rear of the appeal site. There is a first floor window in the side elevation of No 24 which faces the site and which would have views of the proposed side and rear extensions. However, the proposal would not overshadow nor have an overbearing impact on this dwelling and the views to College Lane would not be wholly obscured to a harmful degree. Nevertheless, the proposal would still result in harmful impacts on No 4 and is therefore contrary to Policy D1 of the Welwyn Hatfield District Plan 2005 which seeks to ensure that development is of a high quality, and the core planning principles of the National Planning Policy Framework which seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Character and Appearance

5. The existing dwelling is located on a corner plot in a prominent location when entering Roe Green Close. There is a degree of uniformity in the street scene with small groups of comprehensively designed dwellings in the main. However there are some design variations present. The proposed 2 storey side extension would be visible from the approach road. The rear two-storey extension would be only partially visible from the side of the site. The design of the proposal is in keeping with the existing building and whilst the scale of the dwelling would increase, the views from the surrounding area would not be dissimilar to those that would result from the previously approved scheme. The wrap-around two-storey extension, whilst increasing the overall scale of the property would not result in undue harm to the character and appearance of the existing dwelling or surrounding area. Furthermore, the differing land levels and the staggered siting of the dwellings would reduce the overall impacts of the development when viewed from the public realm. As such the proposal complies with Policy D2 of the Welwyn Hatfield District Plan 2005 which requires new development to respect, maintain and where possible, enhance the character of the area.
6. Whilst I consider that the design and scale of the proposed extensions would not harm the existing building or character of the surrounding area, this does not outweigh my findings in relation to the impact on the living conditions of the adjoining residents at No 4 from the northern part of the 2 storey rear extension and the raising of the existing flat roof.

Conclusion

7. For the reasons given above, and having had regard to all other matters raised, I conclude that the appeal should be dismissed.

R Norman

INSPECTOR