



Appeal Decision

Site visit made on 6 January 2020

by Alexander Walker MPlan MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21st January 2020

Appeal Ref: APP/C1950/D/19/3238104
7 Dudley Hill Close, Welwyn AL6 0QQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Steve Dunn against the decision of Welwyn Hatfield Borough Council.
 - The application Ref 6/2019/1084/HOUSE, dated 2 May 2019, was refused by notice dated 22 July 2019.
 - The development proposed is a 2 storey rear extension and single storey side/rear extension following removal of existing garage.
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Decision

1. The appeal is allowed and planning permission is granted for a 2 storey rear extension and single storey side/rear extension following removal of existing garage at 7 Dudley Hill Close, Welwyn AL6 0QQ in accordance with the terms of the application, Ref 6/2019/1084/HOUSE, dated 2 May 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 1325:01 and 1325:02C.
 - 3) The first floor side windows serving bedrooms hereby approved must be obscure-glazed 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.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the host dwelling.

Reasons

3. The appeal property comprises a large, detached, two-storey dwelling with an extensive rear garden. The front roof plane is of a cat-slide roof design and the rear a more traditional pitch, resulting in the eaves height on the rear elevation being significantly higher than those to the front.
4. The Council raise no concern regarding the single-storey side/rear extension and, based on the evidence before me and the observations I made on site, I find no reason to conclude otherwise.

5. The proposed two-storey rear extension would comprise two gables that would extend across the full width of the main element of the dwelling with the single/storey extensions extending across the remainder of the dwelling's width.
6. The eaves height of the gables would be similar to the eaves height of the rear roof plane of the existing dwelling and their ridge line would be significantly lower, therefore ensuring that it would appear subservient to the host dwelling.
7. As a result of its depth, at approximately 3.3m, and its width, being almost the full width of the dwelling, the proposed two-storey extension would be substantial in size. However, as a result of its existing significant depth and single-storey side extensions creating a much wider property at ground floor level, the host dwelling could accommodate the proposed extensions without them appearing as dominant features, ensuring they appear as subservient additions.
8. I find therefore that the proposed extensions would be sympathetic additions to the host dwelling and therefore would comply with saved Policies D1, D2 and GBSP2 of the Welwyn Hatfield District Plan 2005, which, amongst other things, seek to ensure that new development is of a high quality design; respects and relates to the character and context of the area; and, is compatible with the maintenance and enhancement of the character of the area. In addition, it would comply with Policy SP9 of the Welwyn Hatfield Borough Council – Draft Local Plan Proposed Submission 2016, which seeks to ensure that new development delivers a high quality design. I also find no conflict with the Council's Supplementary Design Guidance 2005, which provides guidance on two-storey extensions. Furthermore, it would accord with the design objectives of the National Planning Policy Framework.

Conditions

9. I have considered the conditions suggested by the Council, having regard to the six tests set out in the National Planning Policy Framework. For the sake of clarity and enforceability, I have amended the conditions as necessary.
10. In the interests of the character and appearance of the area, a condition is necessary regarding materials to match the existing dwelling.
11. In the interests of protecting the living conditions of the occupants of neighbouring residential properties, a condition is necessary requiring first floor side windows to be obscurely glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor.

Conclusion

12. For the reasons given above, the appeal is allowed.

Alexander Walker

INSPECTOR