

## **DELEGATED REPORT**

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<b>APPLICATION NUMBER</b>	S6/2004/0454/FP
<b>LOCATION</b>	48 Bluebell Way, Hatfield
<b>PROPOSAL</b>	Erection of a rear conservatory

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### **THE SITE**

No 48 is a new detached two-storey brick dwelling located on the northern side of Bluebell wood which is part of the Hatfield Garden Village development to the northeast of the former Hatfield Aerodrome site. This dwelling does not retain permitted development rights for alterations and enlargements by virtue of a condition imposed on the initial planning consent for the development.

### **THE PROPOSAL**

This application is seeking planning permission for the erection of a rear conservatory of dimensions 4.0m (width) by 4.0m (depth) with a gabled pitched glazed roof up to a maximum height of 3.5m. The conservatory is to have low walls in brick to match the existing dwelling with a uPVC structure.

### **PLANNING HISTORY**

None

### **SUMMARY OF RELEVANT DEVELOPMENT PLAN POLICIES**

Hertfordshire Structure Plan Review 1991- 2011:  
None relevant

Hertfordshire Structure Plan Alterations 2001- 2016 (Deposit Draft Feb 2003):  
Design and Quality of Development

Welwyn Hatfield Local Plan Alterations no 1 1998:  
Res Criteria 22 (Extensions to Dwellings)

Welwyn Hatfield Review Local Plan Deposit Draft, June 2002:  
D1 – Quality of Design  
Supplementary Design Guidance – paragraphs 4.1 & 4.2

### **REPRESENTATIONS**

No comments have been received from Hatfield Town Council.  
No other representations have been received.

### **DISCUSSION**

The main issues relate to the acceptability of the proposed rear conservatory in terms of its impact on the existing dwelling, the street scene and the locality of the

application site; the acceptability of the conservatory in terms of the residential amenity of neighbours.

The conservatory is modest in terms of its dimensions and is considered to relate acceptably to the domestic scale and character of the existing dwelling and is subordinate in scale to the original dwelling. In addition, it will not impact detrimentally on the street scene. The proposal as such is considered to accord with the design standards for house extensions.

The conservatory is to project 4.0m rearwards of the existing rear elevation, and is to be 0.8m from the boundary with the adjacent property (No 50). This property has a garage adjacent to the garage that projects over 1m rearwards of that dwelling and No 48. It is considered therefore that the depth of the conservatory will not give rise to an overbearing impact on the adjoining property nor will it have a detrimental impact in terms of light, privacy and amenity of the occupiers of that property. Although windows on the northeastern side of the proposed conservatory will be facing the adjacent property, the 2m close boarded fence will afford the occupiers of that property an acceptable level of privacy.

There are no parking issues to consider.

## **CONCLUSION**

The proposed conservatory is designed satisfactorily and relates well to the existing dwelling. Its design adheres to the requirements of adopted and emerging policy and supplementary planning guidance.

## **RECOMMENDATION**

That planning application S6/2004/454/FP be approved.

## **CONDITIONS / REASONS FOR REFUSAL**

1. SCO1 TIME LIMIT FULL PERMISSION

## **SUMMARY OF THE REASONS FOR THE GRANT OF PERMISSION/ CONSENT**

SUM P2

Hertfordshire Structure Plan Alterations 2001- 2016 (Deposit Draft Feb 2003):  
Design and Quality of Development

Welwyn Hatfield Local Plan Alterations no 1 1998:  
Res Criteria 22 (Extensions to Dwellings)

Welwyn Hatfield Review Local Plan Deposit Draft, June 2002:  
D1 – Quality of Design  
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## **DRAWING NUMBERS**

Site location plan  
Drawing 10526