

Mr Mahavir & Mrs Dorothy Saini
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Reply To: address as below
Our Ref: 6/2016/1504/PA
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03/08/2016

Dear Mr & Mrs Saini

Location: 8 Comet Road, Hatfield, Hertfordshire, AL10 0SX
Proposal: Erection of single storey rear extension

Thank you for your recent pre-application enquiry. Please find the Council's response below:

National Planning Policy Framework 2012 and Relevant Development Plan (Welwyn Hatfield District Plan 2005) Policies

- National Planning Policy Framework 2012 – Section 7 (Requiring good design)
- Welwyn Hatfield District Plan 2005 – Policy D1 (Quality of Design), Policy D2 (Character and Context)
- Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 – Residential Design Guidance.

Assessment of proposal:

The proposal includes a single storey rear extension, 6m in depth by 3m width, which would connect into an existing single storey rear element that serves the kitchen of the dwelling. The proposal would feature a flat roof which would be of the same height to that of the existing single storey rear element, forming a continuation of this element.

My assessment can be summarised as follows:

- The proposed extension maintains the character and context of the immediate locality
- The proposed extension is considered subordinate in scale to that of the host property
- Whilst the proposed extension would adjoin the flank boundary of No. 10 Comet Road, the enlargement as a whole would not reduce the space around the dwelling to such an extent that the dwelling would look cramped on its site.
- By virtue of the length of projection, its height and the proximity of the

extension to the boundaries, it would not cause loss of light or be unduly dominant in terms of the impact on the living conditions of the adjoining occupiers.

Planning issues to be resolved prior to submission:

None

Information required with application submission:

- Completed Householder Application Form for Planning Permission for works or extension to a dwelling
- Relevant application fee: £172.00
- Site location plan
- Existing floor plans and elevations
- Proposed floor plans and elevations

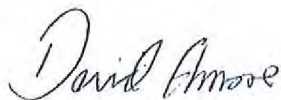
N.B. Please ensure all plans include a scale bar, north point, paper size and drawing number.

Likely recommendation based on pre-application submission:

It is considered that this proposal would be granted planning permission.

This advice represents my personal professional opinion and is given without prejudice to the decision of the Local Planning Authority in respect of this enquiry or any future application which may be submitted. Please note that there may be other issues which come to light when a planning application is submitted and consultations carried out.

Yours sincerely



David Elmore

Development Management Planning Officer

Useful Information:

Building Futures website - <http://www.hertslink.org/buildingfutures/>

Planning obligations guidance – toolkit for Hertfordshire. Hertfordshire County Council's requirements (January 2008) -

<http://www.hertsdirect.org/infobase/docs/pdfstore/planobsjan8.pdf>

WHBC Supplementary Planning Guidance including 'Planning Obligations', 'Design Guidance' and 'Parking Standards' - www.welhat.gov.uk/index.aspx?articleid=467