

**WELWYN HATFIELD COUNCIL**  
**PLANNING CONTROL BOARD**  
**6th APRIL 2000**  
**REPORT OF THE CHIEF PLANNING OFFICER**

PCB 06.04.00  
PART I  
ITEM NO  
FOR DECISION  
CPO

**N6/2000/280/FP**  
**PROPOSED SINGLE STOREY EXTENSION**  
**2 STANBOROUGH CLOSE, WELWYN GARDEN CITY**

**APPLICANT : WELWYN HATFIELD COUNCIL**

(Handside)

**1.0 INTRODUCTION**

- 1.1 The property is a semi-detached elderly persons bungalow situated with the Conservation Area of Welwyn Garden City and the junction of Stanborough Road.
- 1.2 The bungalow is located behind No 1 Stanborough Close with access being obtained via the communal footpath which serves the pair of semis.
- 1.3 The flank wall of the property is approximately 1.6 metres from the side boundary and garage of the adjacent semi-detached house at 14 Stanborough Road. The remaining boundary between these properties is a 1.5 metre high hedgerow. The other boundaries which enclosure the amenity area of the property consists of chain link fencing and hedging.

**2.0 THE PROPOSAL**

- 2.1 The proposal is for the erection of a single storey, hipped roof extension as part of the Council's programme to update and improve the current housing stock. Its measures 4.0 metre, by 4.6 metre in depth, with a ridge height of 4.0 metre.

**3.0 MAIN PLANNING POLICIES**

- 3.1 - Welwyn Hatfield District Plan Alternations No 1 1998
- Policy BEV 5, Welwyn Garden City
  - Policy BEV 10 - Conservation Area
  - Res Criteria 22 - Extensions to Dwelling

**4.0 REPRESENTATIONS**

- 4.1 The application has been publicised by means of direct neighbour notification by letter. To date no neighbour representations have been received.

**5.0 DISCUSSION**

- 5.1 The extension is a modest proposal discreetly located to the rear of the existing bungalow.
- 5.2 Because of the depth, limited height and distance from the closest neighbour, the direct impact of the extension on the amenities of that neighbour is limited.
- 5.3 The architectural design and materials are indicated to match those of the existing building and I am satisfied that the proposal would not detract from the character of the Welwyn Garden City Conservation Area.

#### 6.0 **CONCLUSION**

- 6.1 I am of the opinion that the proposal would reflect the existing bungalow and have no adverse affect on the character or appearance of the Conservation Area.

#### 7.0 **RECOMMENDATION**

- 7.1 I recommend that planning application N6/2000/280/FP is approved subject to the following condition :

SC01 - Standard Time Limit - Full Permission

#### **BACKGROUND PAPERS**

Planning Application : N6/2000/280/FP

586/28.03.00