

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2007/508/FP
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NOTATION:

The site lies within the excluded settlement of Cuffley as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application property comprises of a detached chalet bungalow which has been extended over the years with a side dormer and extensions to the rear.

DESCRIPTION OF PROPOSAL:

The proposal is to raise the roof of the existing single storey rear extension by approximately 0.6m and to rebuild a side wall

PLANNING HISTORY:

S6/2005/575/FP - Single Storey Rear Extension – granted 29/06/05

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Hertfordshire Structure Plan Review 1991 – 2011:
None

Welwyn Hatfield District Plan 2005:

SD1 Sustainable Development

GBSP1 – Definition of Green Belt

R3 - Energy Efficiency

D1 - Quality of design

D2 - Character and context

CONSULTATIONS

None

TOWN/PARISH COUNCIL COMMENTS

No objections

REPRESENTATIONS

None. Period expired 19/04/2007

DISCUSSION:

The main issues are:

- 1. The impact on the character of the existing property
- 2. The impact on the amenity of adjoining neighbours

1. The impact on the character of the existing property

Policy D1 and D2 are considered relevant and the accompanying Supplementary Design Guidance. The changes to the existing are very minor which includes the slight rise in height by around 0.6m of the existing flat roof to an earlier extension. The proposal therefore complies with these policies.

2. The impact on the amenity of adjoining neighbours

The amenity requirements of Policy D1 is considered relevant and the accompanying Supplementary Design Guidance. The slight increase in height is considered to be acceptable, as there will be no undue loss of amenity to the adjoining neighbours in terms of sunlight/daylight or from the proposal appearing overbearing.

CONCLUSION:

The proposal complies with the above policies.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

- 1. C 2.1 Standard Time Limit – 3 years
- 2.

SUMMARY OF REASONS FOR THE REFUSAL OF PERMISSION:

The proposal has been considered against development plan policies of the Welwyn Hatfield District Plan 2005 GBSP1, SD1, R3, D1 and D2, in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see Officer’s report which can be inspected at these offices).

INFORMATIVES:

None

DRAWING NUMBERS:

No:3 (including 1:1250 site location plan) & No:2 - both received and date stamped 27/03/07

Signature of author..... Date.....

