

**WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL**  
**DELEGATED REPORT**

<b>APPLICATION No:</b>	<b>S6/2007/843/FP</b>
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**NOTATION:**

The site is located within the town of Hatfield as designated by the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

The application site is located on the western side of Broad Acres and comprises of a two storey end of terrace dwelling. To the rear is a garden measuring approximately 28m in length and 5.8m in width. The dwelling features a two story bay window to the front and is finished with a hipped roof and pebbledash render. The dwelling is set back approximately 8m from the highway.

The surrounding area and street scene are residential in character and contain similar dwellings in respect of both size and appearance.

**DESCRIPTION OF PROPOSAL:**

This application seeks full planning permission for the erection of a single story rear extension.

The proposed alterations to the roof incorporating hip to gable and a rear dormer are permitted development by virtue of the provisions of Class B, Part 1 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995 and as such does not require planning permission.

The proposed single storey rear extension projects approximately 3.8m from the existing rear elevation and measures approximately 6.1m in width. The extension would be finished with a flat roof at approximately 3.1m in height. The extension measures approximately 72m<sup>3</sup> and therefore requires a full planning application.

**PLANNING HISTORY:**

None

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:

D1 Quality of Design  
D2 Character and Context  
SD1 Sustainable Development  
R3 Energy Efficiency  
Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

## **CONSULTATIONS**

None

## **TOWN/PARISH COUNCIL COMMENTS**

None

## **REPRESENTATIONS**

The application was advertised by neighbour notification letters to:

29, 31, 33, 32 and 34 Broad Acres  
20 and 22 Holme Road

Notification commenced 12 June 2007 and expired 31 July 2007

No letters of representation were received.

## **DISCUSSION:**

The main issues are:

1. D1 Quality of Design
2. D2 Character and Context
3. SD1 Sustainable Development
4. R3 Energy Efficiency

### **1. D1 Quality of Design:**

The proposed single storey extension would not have a significant negative impact on the character of the existing dwelling and would be subordinate in scale. The extension would not reduce the space around the dwelling to such an extent that the dwelling looks cramped on its site. The materials of the extension would match those of the existing dwelling.

The size, height and location of the proposed extension would not have an overbearing impact on the occupiers of the adjacent properties, neither would it have a detrimental impact upon the amenity currently enjoyed by occupiers of these dwellings. Policy D1 would therefore be complied with.

### **2. D2 Character and Context:**

The location of the extension to the rear of the dwelling is such that there would be no significant public views and no impact upon the street scene. The extension would be constructed of materials that are in keeping with the existing dwelling. The design of the extension does not have a significant adverse visual impact upon the character and appearance of the existing dwelling. The proposals therefore reflect the character of the area and are in accordance with Policy D2.

**3. SD1 Sustainable Development:**

The applicant has not submitted a statement assessing the proposals against the sustainability checklist contained within the Supplementary Design Guidance. Therefore, there is a limited amount of information regarding the impact of the proposals in terms of sustainability.

**4. R3 Energy Efficiency:**

There is a limited amount of information regarding the Energy Efficiency of the proposals.

**CONCLUSION:**

The proposal accords with the provisions of Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the requirements of the Supplementary Design Guidance (statement of Council Policy).

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

**CONDITIONS:**

- 1. C.2.1 – Time Limit
- 2. C.5.2 – Matching Materials

**SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:**

The proposal has been considered against development plan policies (i.e. Hertfordshire Structure Plan Review 1991 - 2011 & Welwyn Hatfield District Plan 2005 D1, D2, SD1, R3, and Supplementary Design Guidance), 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:**

Site Location Plan & A110/079/DW

Date Stamped 11/06/2007

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