

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2007/884/FP
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NOTATION:

This site is located within the town of Hatfield as outlined in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application site is located on the east side of Campion Road and consists of a two-storey semi detached two storey dwelling. The property features dark red brickwork below painted render at first floor and gabled roof with red plain tiles. The adjoining property (No.109) to the south is three storeys in height. To the rear the garden extends approximately 10m. The surrounding area and street scene are residential in character and contain dwellings similar in respect of both size and appearance.

DESCRIPTION OF PROPOSAL:

This is a retrospective application seeking full planning permission for alterations to the roof incorporating two rooflight windows to the front elevation and one rooflight window to the rear elevation.

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 site notice and neighbour notification letters to:

62, 64, 103 and 109 Campion Road
2 Poppy Walk

Notification commenced 18 June 2007 and expired 09 July 2007

No objections 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 rooflight windows do not significantly impact upon the character of the existing dwelling. The materials match those of the existing dwelling. The rooflight windows do not have a detrimental impact upon the amenity currently enjoyed by the occupiers of neighbouring dwellings. The proposals are in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005 and the accompanying Supplementary Design Guidance, February 2005.

2. D2 Character and Context:

The character of the area has been maintained therefore the rooflight windows comply 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

As this development is retrospective, no conditions are applicable.

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:

7942

Date Stamped 11/06/2007

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