

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

<b>APPLICATION No:</b>	<b>N6/2007/1396/FP</b>
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**NOTATION:**

The site lies within a conservation area in Welwyn Garden City as designated in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:** 24 Rooks Hill is a two storey, semi detached residential dwelling located to the south of the town centre and on the southern side of the highway.

**DESCRIPTION OF PROPOSAL:** It is proposed to erect a single storey extension at the rear of the dwelling. The proposed extension would be located to the west facing rear of the dwelling in proximity to number 22 Rooks Hill. The proposed extension would feature a parapet roof and would measure approximately 4.8 metres wide, 3 metres deep and 3.4 metres tall. It is also proposed to remove the door at the rear of the property and insert a new window.

**PLANNING HISTORY:**

W6/2005/0209/EM - Loft conversion and 2No. rear velux windows – APPROVED 07 APRIL 2005

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

Welwyn Hatfield District Plan 2005:

SD1 Sustainable Development

GBSP2 - Towns and specified settlements

D1 - Quality of design

D2 - Character and context

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

**CONSULTATIONS:** None

**TOWN/PARISH COUNCIL COMMENTS:** None

## REPRESENTATIONS

The application was advertised by means of neighbour notification and the notification period expired on 12/10/2007. No representations were received.

## DISCUSSION:

The main issues are:

1. **Maintaining the character and appearance of the property and surrounding area**
2. **The impact of the development on the amenity of neighbouring properties**
3. **Other Material Planning Considerations**

1. Rooks Hill is characterised by the presence of modestly proportioned, two storey, semi detached residential dwellings. It is considered that the proposed extension would be appropriate in terms of design and scale. However it is also considered that the proposed extension could be positioned more appropriately, so as not to impact on the neighbouring property.

2. The proposed rear extension would be south facing and would be located in close proximity to the primary kitchen window of number 22 Rooks Hill. This would impede the access to light on the neighbouring property at number 22 Rooks Hill.

3. From viewing the submitted plans, the proposed rear extension would measure approximately 48 cubic metres. From viewing previous records of the site, it has been established that the 50 cubic metre allowance of permitted development rights affordable to the property have not been used. The proposed rear extension and insertion of a window would therefore be classed as Permitted Development under Class A of the Town and Country Planning General Permitted Development Order 1995.

## CONCLUSION:

The proposed insertion of a window at the rear of the property would be considered appropriate. The proposed single storey rear extension would be of an appropriate scale and design but is also considered to have an impact on the residential amenity of neighbouring properties. The proposed development is however permissible under Class A of the Town and Country Planning General Permitted Development Order 1995.

## **RECOMMENDATION: PERMISSION NOT REQUIRED**

**INFORMATIVES:** Although the proposed single storey rear extension and insertion of a window has been classed as Permitted Development it would also require Estates Management consent.

## DRAWING NUMBERS:

PLAN NUMBER 01 & 100.05 & 100.058 & 100.0581 RECEIVED 20 SEPTEMBER 2007

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