

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

<b>APPLICATION No:</b>	<b>S6/2007/1506/FP</b>
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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 south of Bluebell Way and consists of a three storey linked detached dwelling with single garage and front and rear gardens. The surrounding area and street scene are residential in character and contain a number of dwellings similar in respect of both size and appearance. The dwelling is constructed from light red brickwork with a two storey bay window and gabled roof with a dormer to the front.

**DESCRIPTION OF PROPOSAL:**

This application seeks full planning permission for the erection of a two storey rear extension. The proposed extension would project approximately 1.1m from the existing rear elevation and measures 6.8m in width. The extension would feature two hipped roofs with a ridge height of 6.6m, 2.2m below the main ridge of the dwelling. Fenestration to the proposed rear elevation would be similar to the existing rear elevation with two windows at first floor serving bedroom 2 and 3. At ground floor it is proposed to replace the existing backdoor and dining room window with patio doors. The extension would be constructed from materials to match existing.

**PLANNING HISTORY:**

None

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Planning Policy:

PPS1 – Delivering Sustainable Development  
PPS3 – Housing

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:

Notification expired 13 November 2007.

One letter of representation was received objecting to the proposed extension on the grounds that it would result in loss of privacy.

## **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 architectural style, windows, detailing and materials are appropriate to the original dwelling and the design of the scheme does not have an adverse visual impact upon the character and appearance of the existing dwelling.

The density and orientation of dwellings in the vicinity is such that gardens are significantly overlooked. The relocation of the existing windows would have a very limited impact on overlooking to the rear garden of adjoining dwellings. The proposed extension would be subordinate in scale and would not have an overbearing impact on the occupiers of the adjacent properties, neither would the extension have a detrimental impact upon the privacy or light amenity currently enjoyed by occupiers of these dwellings. The proposals are therefore in accordance with Policy D1 and Supplementary Design Guidance, February 2005.

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

Policy D2 requires the proposal to either maintain or enhance the character of the area. The extension would be constructed of materials that are in keeping with the existing dwelling. The location of the proposed extension to the rear of the dwelling is such that there would be no significant public views of the extension. The design of the scheme does not have an adverse visual impact

upon the character and appearance of the existing dwelling and its location 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 & 2304-E-01 & 2304-P-01

Date Stamped 15/10/2007

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