

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2007/1702/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 south side of St Albans Road West and comprises of a semi-detached dwelling with an attached single garage, front and rear gardens. The site measures approximately 58m depth x 15.5m width. The exterior of the application dwelling is characterised by red brick and hipped roof with concrete tiles. To the rear of the dwelling is an existing flat roofed single storey extension. To the south, east and west of the site are dwellings similar in respect of both size and appearance. To the north is the Hatfield Aerodrome site and recent development by the University of Hertfordshire.

DESCRIPTION OF PROPOSAL:

This application seeks full planning permission for the erection of a single storey side extension located to the rear of the existing garage with access from the kitchen. The proposed extension would measure 1610mm width x 2070mm depth and feature a flat roof 3m in height. The extension would provide for a downstairs wc. One high level window measuring 1000mm x 500mm is proposed in the south elevation. Facing brickwork, roof felt, window and rainwater goods would match existing

PLANNING HISTORY:

S6/1978/0266/ - Ground Floor Rear Extension (G)

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Planning Policy:

PPS1 – Delivering Sustainable Communities

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

Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, January 2004

CONSULTATIONS

None

TOWN/PARISH COUNCIL COMMENTS

None

REPRESENTATIONS

The application was advertised by neighbour notification letters.

Notification expired 26 November 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 size, height and location of the proposed extension would not have an overbearing impact on the occupiers of the adjacent property, nor would it have a detrimental impact upon the amenity currently enjoyed by occupiers of this dwelling. It is proposed to construct the extension from matching materials. 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:

Policy D2 requires proposal to either maintain or enhance the character of the area. The proposed extension would have no impact on the character of the area by virtue of its minimal dimensions and location to the rear of the existing garage, therefore this policy would be complied with.

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 National Planning Policy, development plan policies (i.e. Hertfordshire Structure Plan Review 1991 - 2011 & Welwyn Hatfield District Plan 2005 GBSP1, 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:

8807:BLOC & 8807-BC

Date Stamped 25/10/2007

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