

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

<b>APPLICATION No:</b>	<b>S6/2008/0131/FP</b>
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**NOTATION:**

This site is located within the specified settlement of Little Heath as outlined in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

The application site is located on the south side of School Road and consists of a two storey detached dwelling with front and rear gardens. The street scene is residential in character containing a variety of dwellings in respect of both size and appearance. To the east side of the application site is Little Heath Primary School and to the west side is Christ Church and its associated car park.

The application site measures approximately 45m depth x 10m width at the site frontage, widening to 15m width at the rear. The dwelling is set back from the highway by approximately 8m at its closest point with hardstanding for three vehicles to the front. The dwelling is finished in red brick below yellow painted render at first floor and features a hipped plain tiled roof with front projecting gable.

**DESCRIPTION OF PROPOSAL:**

This application seeks full planning permission for the erection of a part single, part two storey side extension and a two storey rear extension.

The proposed two storey rear extension would measure 4.1m width x 3.45m depth and would replace the existing conservatory with the same footprint. The rear and side elevations of the extension would be in line with the existing dwelling. The two storey extension would be finished with a hipped roof continuing at the same height and pitch as the main roof to the dwelling.

At ground floor the side extension measures 11.8m in depth x 2.2m width. The single storey extension is set back from the front elevation by 0.4m and is finished with a hipped roof. The two storey element is set back 6.1m from the front elevation and measures 6.1m depth x 2.2m width. The rear elevation of the side extension is in line with the existing rear elevation of the dwelling. The side extension would be finished with a hipped roof with a ridge height approximately 0.4m below the main roof.

**PLANNING HISTORY:**

S6/2001/0116/FP - Erection of First Floor Rear Extension and Rear Conservatory (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:

GBSP2 Towns and Specified Settlements

D1 Quality of Design

D2 Character and Context

M14 Parking standards for new developments

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 3 March 2008.

No letters of representation were received.

## **DISCUSSION:**

The main issues are:

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

### **1. D1 Quality of Design and D2 Character and Context:**

National Planning Policy Guidance PPS1-Delivering Sustainable Development requires planning authorities to plan for high quality design which is appropriate in its context. Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 respectively require high quality design in all new development and for proposals to respect and relate to the character and context of their location.

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 extension would be constructed of materials that are in keeping with the existing dwelling and the character of the area. 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, Policy D2 and Supplementary Design Guidance, February 2005 (Statement of Council Policy).

**2. M14 Parking Standards for New Developments**

Supplementary Planning Guidance on Parking Standards identifies the site as within Zone 4. Residential dwellings with three or more bedrooms located within Zone 4 require a maximum three car parking spaces. The proposed extension will increase the number of bedrooms from four to five. The parking requirement will therefore remain the same. Sufficient hard standing for three vehicles exists to the front of the site, therefore the proposed extension is in accordance with Supplementary Planning Guidance on Parking Standards (Jan 2004) and Policy M14 of the Welwyn Hatfield District Plan 2005.

**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 GBSP1, D1, D2 and M14 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.13.1 – Development Shall be Built in Accordance with the Approved Plans 001 & 002 & 003 and Date Stamped 23/01/2008
3. C.5.2 – Matching Materials

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

The proposal has been considered against National Planning Policy PPS1, development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP2, D1, D2, M14, 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

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