

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

<b>APPLICATION No:</b>	<b>S6/2008/219/FP</b>
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**NOTATION:**

The site lies wholly within the Metropolitan Green Belt as defined in the Welwyn Hatfield District Plan and Proposals Map.

**DESCRIPTION OF SITE:**

The application property originally consisted of a single storey bungalow set back from the highway by around 13m with vehicular access from Bell Lane. The current property is undergoing redevelopment following planning application S6/2006/1582/FP. Construction work on site is nearing completion.

The property has a wide frontage of approximately 72m onto Bell Lane which tapers down to approximately 30m on the rear boundary. A 2m high close boarded fence forms the common boundary with a public house which adjoins the application site to the north. To the rear and south of the application site is a parcel of open grazing land. There are a number of trees located on the application site, but they are located away from the existing dwelling and towards the perimeter of the application site.

**DESCRIPTION OF PROPOSAL:**

The application seeks full planning permission for the erection of a single storey front extension.

The proposed front extension consists of an infill of the existing porch which is set back in a recess below the first floor. The infill would measure approximately 3.6m in width x 0.8m in depth.

**PLANNING HISTORY:**

386/62 – New Bungalow (Granted)

S6/2006/1582/FP - Reconfiguration of Existing Roof to Provide First Floor Accommodation, Including Raising of Ridge and Rear and Front Dormers and Demolition of Rear Single Storey Accommodation (Granted)

S6/2007/511/FP - Reconfiguration of Existing Roof to Provide First Floor Accommodation, Including Raising of Ridge and Rear and Front Dormers, and Demolition of Rear Single Storey Accommodation (Refused)

S6/2007/1418/FP - Amendment to Application S6/2006/1582/FP, Which Includes the Addition of a Front Porch and Bay Window, and Changes to External Fenestration (Refused)

S6/2007/1417/FP - Amendments to Planning Application S6/2006/1582/FP. Which Includes the Addition of a Chimney, Enlarged Dormers and Other Changes to Window and Door Details (Granted)

## **SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Planning Policy:

PPS1 Delivering Sustainable Communities  
PPG2 Green Belts

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:

GBSP1 Definition of the Green Belt  
GBSP2 Towns and Specified Settlements  
RA3 Extensions to Dwellings in the Green Belt  
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 site notice and neighbour notification letters.

Notification expired 3 March 2008.

No letters of representation were received.

## **DISCUSSION:**

The main issues are:

1. RA3 Extensions to Dwellings in the Green Belt
2. D1 Quality of Design and D2 Character and Context
3. D2 Character and Context
4. SD1 Sustainable Development
5. R3 Energy Efficiency

### **1. RA3 Extensions to Dwellings in the Green Belt:**

The general policies controlling development in the countryside apply with equal force in Green Belts but there is, in addition, a general presumption against inappropriate development within them. Such development should not be approved, except in very special circumstances. Inappropriate development is, by definition, harmful to the Green Belt and it is for the applicant to show why permission should be granted. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. The limited extension, alteration or replacement of existing dwellings is not inappropriate provided that it does not result in disproportionate additions over and above the size of the original building.

In addition, Policy RA3 requires that permission for extensions to existing dwellings within the Green Belt will be allowed if it would not have an adverse visual impact in terms of its prominence, size, bulk and design on the character, appearance and pattern of development of the surrounding countryside

The application dwelling has been substantially extended in the past including reconfiguration of existing roof to provide first floor accommodation, the introduction of front and rear dormers and an increase in ridge height. Any further extensions would likely be considered disproportionate to the original dwelling. However, the proposed extension consists of an infill of the existing porch which is set back in a recess below the first floor and would therefore not provide any increase floorspace. The infill is considered to have minimal impact on the Green Belt in accordance with Policy RA3 of the Welwyn Hatfield District Plan 2005

### **2. 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 local area and would have no impact upon the amenities of neighbouring properties. The proposals are therefore in

accordance with Policy D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance.

**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 RA3, 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. 13.1 – The development/works shall not be started and completed other than in accordance with the approved plans and details Drg No.1239-05a received and dated 05/02/08 and Drg No.1239-09c & 1239-10c received and dated 07/04/08
3. C.5.2 – Matching Materials

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

The proposal has been considered against National Planning Policy PPS1, PPG2 & development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP1, SD1, R3, RA3, D1, D2), 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.....**