

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

<b>APPLICATION No:</b>	<b>S6/2008/2301/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 situated on the south side of Campian Road and west of the junction with Great Braitch Lane. The site measures approximately 26m in depth x 4.2m in width and contains an end of terrace, two storey dwelling finished in red facing brickwork with a gabled pantile roof. The surrounding area and street scene are residential in character and contain dwellings similar in respect of both size and appearance. Green Lanes JMI School is located immediately south of the application site.

**DESCRIPTION OF PROPOSAL:**

This application seeks full planning permission for the erection of rear conservatory. The proposed conservatory would measure 4m in width x 2.75m in depth with a pitched roof 3m in height.

**PLANNING HISTORY:**

None Relevant

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Planning Policy:

PPS1 Delivering Sustainable Communities

East of England Plan 2008:

SS1 Achieving Sustainable Development  
ENV7 Quality in the Built Environment

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:  
GBSP2 Towns and Specified Settlements  
SD1 Sustainable Development

## **CONSULTATIONS**

None

## **TOWN/PARISH COUNCIL COMMENTS**

No comments have been received from Hatfield Town Council.

## **REPRESENTATIONS**

The application was advertised by site notice and neighbour notification letters.

Notification expired 20 January 2009.

No letters of representation were received.

## **DISCUSSION:**

The main issues are:

1. Quality of Design and Character and Context
2. Sustainable Development and Energy Efficiency

### **1. Quality of Design and 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 residential design guidance emphasises that extensions should complement and reflect the design and character of the dwelling and be subordinate in scale. Additionally, extensions should respect existing spacing and not appear cramped on the site and the locality in general, not cause loss of light, materials should match and any overlooking towards living areas of adjacent dwellings should be minimised.

The design of the scheme does not have an adverse visual impact upon the character and appearance of the existing dwelling. The proposed conservatory would be subordinate in scale and would not have an overbearing impact on the occupiers of the adjacent properties, neither would the conservatory have a detrimental impact upon the privacy or light amenity currently enjoyed by occupiers of these dwellings. No letters of representation have been received from neighbours or the Hatfield Town Council. The proposals are therefore in accordance with PPS1, Policy SS1 and ENV7 of the East of England Plan 2008, Policy D1 and D2 of the Welwyn Hatfield District Plan and Supplementary Design Guidance, February 2005 (Statement of Council Policy).

**2. Sustainable Development:**

The applicant has submitted details of how the proposal would contribute towards sustainability in accordance with policies R3 of the District Plan and SD1 of the Supplementary Design Guidance. There is a limited amount of information regarding the Energy Efficiency of the proposals.

**CONCLUSION:**

The proposal complies with the relevant national policies and guidance, policies within the East of England Plan 2008, 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 – The development/works shall not be started and completed other than in accordance with the approved plans and details 1:1250 Site Location Plan & 1:500 Block Plan & Proposed Roof Plan & Proposed Elevations received and dated 22 December 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 and Policy SS1 and ENV7 of the East of England Plan 2008 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP2, 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

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