

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

<b>APPLICATION No:</b>	<b>S6/2009/1501/FP</b>
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**NOTATION:**

The site lies wholly within the Metropolitan Green Belt, Landscape Character Area 49, Essendon Conservation Area and Area of Archaeological Significance 66 as defined by the Welwyn Hatfield District Plan Proposals Map.

**DESCRIPTION OF SITE:**

The application site is located on the western side of the High Road, within the settlement of Essendon. The site consists of a detached two storey dwelling set within a plot measuring approximately 0.2ha. The application dwelling is a Grade II Listed Building. The listing description is as follows:

*“Early C19 front, probably to an earlier timber framed core. Roughcast. Slate roof. 2 storeys. Flush sash windows. Road elevation has 3 windows, centre one narrow. French windows to ground floor. Yellow stock brick stack set back from ridge on right hand side.”*

**DESCRIPTION OF PROPOSAL:**

This application seeks full planning permission for the erection of a conservatory measuring approximately 3.6m x 5.1m. The conservatory has been designed in the style of an orangery and incorporates a flat roof (2.7m in height) with a central lantern (3.2m in height).

**PLANNING HISTORY:**

Summary of planning history relevant to the current planning application:

The building was listed in 1983.

S6/1997/1041/FP – Demolition of existing garage studio and replacement with new garage and studio, two storey extension and alterations to existing dwelling (Granted 10/11/1998).

S6/1997/1042/LB – Two storey rear extension and alterations to existing dwelling (Granted 06/07/1998)

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Planning Policy:

PPS1 Delivering Sustainable Development

PPG2 Green Belts

PPG15 Planning and the Historic Environment

PPG16 Archaeology and Planning

East of England Plan:  
SS1 Achieving Sustainable Development  
ENV2 Landscape Conservation  
ENV6 The Historic Environment  
ENV7 Quality in the Built Environment

Welwyn Hatfield District Plan 2005:  
SD1 Sustainable Development  
R3 Energy Efficiency  
R29 Archaeology  
GBSP1 Definition of the Green Belt  
RA10 Landscape Regions and Character Areas  
D1 Quality of Design  
D2 Character and Context  
Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005  
Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, January 2004

**CONSULTATIONS:**

Hertfordshire County Council (County Archaeologist) – No response (consulted 24 August 2009)

**TOWN/PARISH COUNCIL COMMENTS:**

Essendon Parish Council – No objection

**REPRESENTATIONS**

The application was advertised by site notice and neighbour notification letters. Notification expired 23 September 2009. One letter of representation was received objecting to the proposals on the grounds that the application dwelling has been previously extended and that the proposed conservatory would be visible from the highway.

**DISCUSSION:**

The main issues are:

1. Impact on the Green Belt
2. Landscape Regions and Character Areas
3. Quality of Design and Character and Context
4. Archaeology
5. Sustainable Development

**1. Impact on 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. This policy also applies to those outbuildings for which planning permission is required.

The application dwelling has previously been extended by way of a two storey side extension. The total floorspace of the original dwelling measured approximately 212sqm. The existing extensions measure approximately 55sqm taking the total existing floorspace to approximately 267sqm (25 percent increase over the original dwelling). The proposed conservatory would increase floorspace by a further 18sqm taking the total cumulative floorspace to 285sqm or a 35 percent increase over the original dwelling. The proposed increase in floorspace and the additional bulk is considered to be proportionate to the original dwelling. The proposal would not result in an adverse visual impact on the character of the area or the openness of the Green Belt. The development is therefore in accordance with PPG2 Green Belts and Policy RA3 of the Welwyn Hatfield District Plan 2005.

## **2. Landscape Regions and Character Areas:**

Policy RA10 requires developments to contribute to the landscape character and region. The application site is located with Landscape Character Area 49 where there is a strategy to 'Conserve and strengthen' the condition and character of the area. The proposal would not have any direct impact upon the local landscape quality of the area and although would not contribute would not be contrary to this policy.

## **3. 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 proposed conservatory would not have an adverse visual impact upon the character and appearance of the existing dwelling and would preserve the visual amenity of the Conservation Area. The conservatory would be largely screened from public view by a 2m high boundary fence and mature planting. The proposals would have no impact on the residential amenity currently enjoyed by occupiers of neighbouring dwellings. Essendon Parish Council did not object. 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).

## **4. Archaeology:**

The application site is located within Area of Archaeological Significance 66. The proposed conservatory is modest in size and unlikely to impact upon archaeological remains. The County Archaeologist did not comment on the planning application. In these circumstances a condition requiring archaeological investigation would not be reasonable.

## **5. Sustainable Development:**

The applicant has submitted completed the sustainability checklist in accordance with Policies R3 of the District Plan and SD1 of the Supplementary Design Guidance. The conservatory would be south facing and would feature double glazed sealed units and insulated cavity walls.

**CONCLUSION:**

The proposals comply 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 and 2 received and dated 12 August 2009
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, PPG15, PPG16 and Policy SS1, ENV2, ENV6 and ENV7 of the East of England Plan 2008 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 SD1, R3, R29, GBSP1, RA10, D1, D2 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.....**