

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

<b>APPLICATION No:</b>	<b>N6/2009/1660/FP</b>
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**NOTATION:**

The site lies within a conservation area in Welwyn Garden City as designated in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:** 175 Parkway is a two storey, terraced residential dwelling located to the south of the town centre and on the northern side of the highway.

**DESCRIPTION OF PROPOSAL:** It is proposed to erect a single storey extension at the rear of the dwelling. The proposed extension would feature a flat roof and would measure 3 metres tall, 4 metres wide and 4.1 metres deep. The extension would adjoin an existing single storey section of the property.

**PLANNING HISTORY:**

N6/2009/1140/PA - Erection of single storey rear extension

W6/1999/5200/EM - Installation of rear roof lights – Approved 04-Oct-1999

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Policy

PPS1: Delivering Sustainable Development

PPG15: Planning and the Historic Environment

East of England Plan 2008:

SS1 – Achieving sustainable development

Welwyn Hatfield District Plan 2005:

SD1 Sustainable Development

GBSP2 - Towns and specified settlements

D1 - Quality of design

D2 - Character and context

R3 – Energy efficiency

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

**CONSULTATIONS:** None

**TOWN/PARISH COUNCIL COMMENTS:** None

**REPRESENTATIONS**

The application was advertised by means of neighbour notification and a site notice and no representations were received.

**DISCUSSION:** The main issues are:

- 1. Preserving or enhancing the character and appearance of the property and conservation area**
- 2. The impact on the residential amenity of neighbouring dwellings**
- 3. Other material planning considerations**

1. The section of Parkway in the vicinity of the application site is characterised by the presence of sets of two storey, terraced residential dwellings. The proposed rear extension would appropriately feature materials and fenestration to match the existing dwelling and would feature a flat roof design which is characteristic of single storey extensions in the Garden City. The proposed extension would be located on the rear of the dwelling alongside an existing rear section of the property and would measure approximately 3.1 metres tall, 3.9 metres wide, 4.1 metres deep and would be set back by 0.75 metres at a depth of 3.4 metres.

In terms of the positioning of the proposed extension, it is considered that the proposal would be positioned appropriately on the rear of the dwelling, which would have minimal impact on the frontage of the street scene. It is also considered that the scale of the proposal would appropriately remain subordinate to the original form of the property.

2. The impact of the proposed development on the residential amenity of neighbouring dwellings is considered with regard to the impact on neighbouring properties access to day/sun/sky light and privacy. The proposed extension would be east facing and would be located on the northern rear boundary line of the site, in proximity to the neighbouring property at 173 Parkway. In this instance it is considered that the proposed extension would have an impact on the amenity of the neighbouring property at 173 Parkway, to gain access to day/sun/sky light from midday onwards. However, in this instance it is considered that a combination of the fact that the extension would be stepped in by 0.2 metres from the boundary of the site, would be further set back by 0.9 metres from the boundary from a depth of 3.3 metres and would feature a modest roof height at 2.9 metres, which would minimise the impact of the proposal on the neighbouring properties access to day light and sunlight to an extent that would not warrant refusal on these grounds. The proposal would therefore comply with policy D1 of the Welwyn Hatfield District Plan and Supplementary Design Guidance, Statement of Council Policy 2005.

The proposed extension would feature windows and doors that would look onto the rear property line of the site. It is considered that these windows and doors would be largely obscured from view of the surrounding area by the presence of fencing on the rear property line of the site and therefore would not have an impact on the privacy of neighbouring properties.

3. The application has included a sustainability checklist which has taken into consideration the benefits of sustainable energy usage and water conservation. Considering the development would comprise extensions to an existing dwelling, these provisions are considered to be a reasonable effort to meet the requirements of Policy R3 of the Welwyn Hatfield District Plan 2005.

## **CONCLUSION:**

The proposed development would sufficiently preserve the character and appearance of the property and conservation area, would be sufficiently energy efficient and would not impact on the residential amenity of neighbouring dwellings to an extent that would warrant the refusal of the application on these grounds.

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

**CONDITIONS:**

1. C.2.1 – Time limit for commencement of development - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 91 of the Town and Country Planning Act (As amended)

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 & block plan & 2478-P-01A received and dated 31 July 2009 unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

3. C.5.2 - Matching materials - The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building. Subsequently, the external surfaces shall not be changed without the prior written consent of the local planning authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005

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

The proposal has been considered against Planning Policy Statement 1, Planning Policy Guidance 15, East of England Plan 2008 policy SS1 and development plan policies SD1, GBSP2, R3, D1 and D2 of the Welwyn Hatfield District Plan 2005, 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.....**