

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2010/1352/S73B
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NOTATION:

The site is located within Cuffley as designated by the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The subject site is located in a cul-de-sac development of mainly bungalows and chalet style bungalows. The application property is a semi-detached chalet bungalow which is set back from the highway with a deeper frontage than the adjoining dwellings. The property has a ground floor forward projecting gable end with the main entrance set further back. The property is white rendered with black painted timber inserts and fascia.

The adjoining property at No.7 which is set well forward of the application dwelling is a detached bungalow which has been extended to the side. This adjoining extension at No.7 has a long blank flank wall overlooking the frontage of the application site.

The existing garage at the time of the site visit had been removed and the first couple of brickwork courses had been constructed in the location of the proposal.

DESCRIPTION OF PROPOSAL:

This application seeks permission for a variation of condition 1 of planning application reference S6/2007/0773/FP which was granted for the erection of a car port.

The proposed carport would have a footprint of approximately 3.8m by 6m and would have a pitched roof with gable ends with a ridge height of approximately 4.3m. The rear wall of the carport would be solid and the side would be partly open with brick arches. The front of the carport would be completely open.

The proposed materials would be brick for the walls and slate for the roof, although it appears that there would be possibly a render and timber finish on the gable ends to reflect the character of the gable on the existing house

PLANNING HISTORY:

S6/2007/773/FP – Erection of a car port – granted 16/07/07

S6/2006/401/FP - Erection Of Ground Floor Rear And Side Extension Following Demolition Of Existing Conservatory – granted 8/06/07

S6/2002/1104/FP - Erection Of Single Storey Side And Rear Extension – granted 2/09/02

S6/1992/477/FP - Demolition of existing conservatory and erection of single storey rear extension and rear conservatory - granted 24/08/92

S6/1987/399/FP - Loft conversion incorporating new dormer windows - 20/07/87

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Planning Policy:
PPS1 Delivering Sustainable Development

Welwyn Hatfield District Plan 2005:

SD1 Sustainable Development
GBSP2 - Towns and specified settlements
M14 - Parking standards for new developments
D1 - Quality of design
D2 - Character and context

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

CONSULTATIONS

None

TOWN /PARISH COUNCIL COMMENTS

Northaw Cuffley Parish Council - no objections

REPRESENTATIONS

The application was advertised by neighbour notification letters. No letters of representation were received.

Period Expired 20/07/10.

DISCUSSION:

The main issues are:

1. Whether the Extension to the Time Limit is Acceptable
2. Other Material Considerations

1. Whether the Extension to the Time Limit is Acceptable:

This application is for an extension to the time limit of planning application reference S6/2007/0773/FP for the erection of a car part.

The previous application is still relevant apart from any changes identified below in regards to:

- Changes to the surroundings context of the application site or the application site itself
- New planning history
- Changes to planning policy under which the proposal was approved

There have been no significant changes to the application site, surrounding context, planning history or planning policy which would impact on the implementation of this proposal in regards to raising new issues which would justify the need of a fresh planning application. No letters of representation have been received from neighbours or Northaw and Cuffley Parish Council. It is considered reasonable that the current planning application should be subject to the same conditions as the previous planning application.

CONCLUSION:

The proposals comply with the relevant national policies and guidance and policies within 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 – Standard Time Limit 3 Years
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 (un-numbered) & FD/07/12/01 received and dated 21 May 2007 unless otherwise agreed in writing by the Local Planning Authority.

POST DEVELOPMENT

3. C.5.1 - Samples of materials to be submitted and agreed

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against Planning Policy Statement PPS1 (Delivering Sustainable Development) and development plan policies of the Welwyn Hatfield District Plan 2005 including Policy SD1, M14, 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.....

