

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

<b>APPLICATION No:</b>	<b>N6/2012/1779/NM</b>
<b>APPLICATION Site:</b>	<b>6 Fordwich Road, Welwyn Garden City</b>

**NOTATION:**

The site lies within the settlement boundary for Welwyn Garden City, and within the Central Conservation Area as designated in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

The site comprises a 2-storey, end terraced, dwelling of red brick under a plain gabled, concrete pantiled roof, with a flat roofed side extension, flat-roofed lounge bay window to rear and small greenhouse attached to rear adjacent to No. 8 Fordwich Road. Garage in adjacent block. The surroundings are residential mainly comprising semi-detached dwellings of similar style, scale and design to the application dwelling.

**DESCRIPTION OF PROPOSAL:**

The proposal is a non-material amendment to planning permission Ref: N6/2012/0692/FP (approved 22/5/2012) for the erection of a single storey side and rear extension. The amendment seeks to alter the line of the side wall of the side extension so that the slight inset, by a brick width that provided a 'step' in the wall is deleted, and the wall has a straight finish to it.

**RELEVANT PLANNING HISTORY:**

W6/2012/0693/EM - Erection of single storey side and rear extension – corresponding Estate Management Consent application – approved 22/5/2012.

**SUMMARY OF POLICIES:**

National Policy is contained in the National Planning Policy Framework (NPPF) – March 2012.

East of England Plan 2008 Policies:  
SS1: Achieving Sustainable Development  
ENV6: The Historic Environment  
ENV7: Quality in the Built Environment  
T14: Parking

Hertfordshire Structure Plan Review 1991 – 2011: None

SD1: Sustainable Development  
GBSP2: Towns and Specified Settlements  
M14: Parking Standards for New Developments  
D1: Quality of Design  
D2: Character and Context  
D8: Landscaping

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, January 2004

**CONSULTATIONS:** N/A.

**TOWN/PARISH COUNCIL COMMENTS:** N/A

**REPRESENTATIONS:** None – no consultation undertaken as the proposal is for a non-material amendment.

**DISCUSSION:**

The main issues are whether the proposed amendment is ‘material’; and, whether the amended scheme now proposed, is acceptable.

Whether the development as proposed is acceptable and the amended plans can be approved.

There would be no significant material changes with regard to the development as originally approved under planning permission ref: N6/2012/0692/FP; and, Estate Management Consent ref: W6/2012/0693/EM. The changes proposed by this non-material amendment are minor detail changes and are considered to be acceptable. No harm will arise to the character of the site and surroundings, or to neighbours amenities following the incorporation of these changes as amendments to the originally approved design for extensions to the dwelling at 6 Fordwich Road, Welwyn Garden City.

**Other Material Planning Considerations – None.**

**CONCLUSION:**

The submitted Non- material amendment is acceptable and the proposed change to the side elevation wall of the side extension to the dwelling should be approved.

**RECOMMENDATION: APPROVAL**

**APPROVED DRAWING NUMBERS:**

The approved Drawing No. is drawing No. 01 / Rev A stamped received on 31 August, 2012, which supersedes Drawing No. 01 received and dated 27 March, 2012.

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