

**WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT  
DELEGATED REPORT**

<b>APPLICATION No:</b>	<b>S6/2013/0270/FP</b>
<b>APPLICATION Site:</b>	<b>65 Bramble Road, Hatfield</b>

**NOTATION:**

The site lies within the excluded settlement of Hatfield as designated in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF PROPOSAL:**

Erection of single storey rear extension

**PLANNING HISTORY:**

S6/2011/2642/LUP - Certificate of lawfulness for a proposed loft conversion with a hip to gable enlargement, rear dormer window and one rooflight on the front elevation - granted 20/01/2012

**SUMMARY OF POLICIES:**

National Policy

National Planning Policy Framework

Circular 03/09: Costs Awards in Appeals and Other Planning Proceedings

Hertfordshire Structure Plan Review 1991 – 2011:

None

SD1: Sustainable Development

GBSP2: Towns and Specified Settlements

R3: Energy Efficiency

D1: Quality of Design

D2: Character and Context

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

**CONSULTATIONS:** None

**TOWN/PARISH COUNCIL COMMENTS:** None

**REPRESENTATIONS:**

None, period expired 6/3/13.

**DISCUSSION:**

The main issues are:

- 1. The quality of the design and the impact on the character of the surrounding area.**
- 2. The impact on the residential amenity of adjoining neighbours.**
- 3. Other Material Planning Considerations.**

1. The quality of the design and the impact on the character of the surrounding area.

Local Plan Policy D1 & D2 is relevant along with the SDG.

The proposed extension is to create a new family room and kitchen area which will require a single storey rear extension which will be approximately 3m deep alongside the boundary with No.67 and will extend to a maximum depth of approximately 5.25m towards the side boundary with No.63. It is proposed to use a pitched roof which will have a gable end, with four rooflights.

The existing walls are white painted render and the proposal is to use the same external wall finish to match. The existing roof tiles are concrete interlocking and these will also be matching on the new extension.

Taking into account the use of matching materials, and that the design of the extension is of an appropriate scale and depth, the proposal is considered to be in keeping with the character of the parent property. A planning condition requiring the use of matching materials would be reasonable to ensure that the proposal is of a good design quality.

The proposal is considered to comply with Local Plan Policy D1 & D2 along with the SDG.

2. The impact on the residential amenity of adjoining neighbours.

Local Plan Policy D1 is relevant along with the SDG.

The proposal is likely to impact the most on the adjoining dwellings at Nos.63 & 67 Bramble Road.

In regards to No.67, the extension will only be marginally deeper than this neighbour's existing single storey rear extension, and so there is considered to be no harmful impact arising from the proposed extension in regards to any potential significant loss of sunlight/daylight or from the development appearing overbearing or over dominant when viewed from this adjoining property.

In regards to No.63, the extension will be setback approximately 1.2m from the common boundary with this neighbour. The proposal will extend approximately 1m deeper than the rear wall of this neighbour. Taking into account this set back from the boundary and the limited depth of projection beyond this neighbour's rear wall, it is considered that there will be no harmful impact on this adjoining neighbour's residential amenity, as there will be no significant loss of sunlight/daylight due to the limited height and location of the extension.

Furthermore, the proposal will not appear either overbearing or over dominant when viewed from this adjoining neighbour as the extension is single storey and does not project overly deep beyond the existing rear wall of this neighbour. No side windows are proposed in the new extension which would result in any overlooking to the adjoining neighbour.

A new side window is proposed in the existing wall for a WC, and whilst a close boarded boundary fence gives some screening, it would not be unreasonable to impose a planning condition requiring the use of obscure glazing for this window and for it to be non-opening below 1.8m from floor level for the sake of good neighbourliness.

Subject to this planning condition the proposal complies with local plan Policy D1 and the SDG.

### 3. Other Material Planning Considerations.

**Energy Efficiency** Local Plan Policy R3 is relevant. The application has been submitted with a Sustainability Checklist which confirms that the extension faces south which maximises light and energy saving. The proposal is therefore considered to comply with Policy R3.

**Protected Species** The presence of protected species is a material consideration, in accordance with the National Planning Policy, Natural Environment & Rural Communities (NERC) Act 2006 (section 40), Wildlife and Countryside Act 1981 as well as Circular 06/05.

Protected species such as great crested newts, otters, dormice and bats benefit from the strictest legal protection. These species are known as European Protected Species ('EPS') and the protection afforded to them derives from the EU Habitats Directive, in addition to the above legislation. Water voles, badgers, reptiles, all wild birds, invertebrates and certain rare plants are protected to a lesser extent under UK domestic law (NERC Act and Wildlife and Countryside Act 1981).

The existing site and development is such that there is not a reasonable likelihood of EPS being present on site nor would a EPS offence be likely to occur. It is therefore not necessary to consider the Conservation Regulations 2010 and amended 2012 Regulations further.

**CONCLUSION:**

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

**CONDITIONS:**

1. C.2.1 Time limit for commencement of development
2. C.13.1 Development in accordance with approved plans/details: J1027/P01 & J1027/P03 & J1027/P04 received and dated 8 February 2013.

**Post Development**

3. C5.2 Matching materials
4. The ground floor side window to the proposed WC in the existing building shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened below a height of 1.8 metres above floor level, and shall be retained in that form thereafter.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005

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

The proposal has been considered against the National Planning Policy Framework, and Local Development Plan policies SD1, GBSP2, D1, D2 & R3 of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which, at the time of this decision indicate that the proposal should be approved. The decision has also been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and 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**.....