

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

**APPLICATION No: S6/2014/0303/S73A**

**SITE ADDRESS: 30 ASTWICK AVENUE, HATFIELD**

**DESCRIPTION OF DEVELOPMENT: Variation of condition 2 (approved plans) from planning permission S6/2010/1371/FP - Partial demolition of existing single storey rear extension and covered area, replacement of demolished building with new pitched roof single storey rear extension. Raising hipped main roof to gable and carrying out loft conversion with rear facing dormer**

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**RECOMMENDATION:**

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**1. SITE AND APPLICATION DESCRIPTION:**

The application dwelling is an end of terrace house. The surrounding area is characterised by similar properties and semi-detached units which form a linear layout. The application dwelling has been previously extended to the rear at single storey level as has the adjoining dwelling to the west (no 32). The adjacent dwelling to the east (no 28) is separated by a vehicular access, which has now been enclosed. Number 28 has an existing two-storey rear extension.

The proposal is to vary condition 2 on planning application S6/2010/1371/FP which is approved plans. The amendments proposed are

**2. SITE DESIGNATION:**

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

**3. RELEVANT PLANNING HISTORY:**

S6/2010/1371/FP - Partial demolition of existing single storey rear extension and covered area, replacement of demolished building with new pitched roof single storey rear extension. Raising hipped main roof to gable and carrying out loft conversion with rear facing dormer, Approved 23 August 2010

**4. CONSULTATIONS:**

None

**5. NEIGHBOUR REPRESENTATIONS:**

No representations have been received from the public.

**6. TOWN/PARISH COUNCIL REPRESENTATIONS**

None

## **7. MAIN PLANNING ISSUES AND RELEVANT PLANNING POLICIES:**

The main planning issues with this application are:

a) Is appropriate development within the Green Belt or very special circumstances exist which outweigh the harm ( xxx (dp policy(ies) , NPPF (paragraphs 87-90)

b)

c)

(after each issue, the relevant policy(ies) will be in brackets, including NPPF etc as appropriate) If not all parts of a policy are relevant the policy would read e.g. RA2 (i,ii,iv)

## **8. ANALYSIS:**

a)

b)

c)

## **9. CONCLUSION:**

## **10. CONDITIONS:**

1. C.2.1 Time limit for commencement of development
2. C.13.1 Development in accordance with approved plans/details  
Xx received and dated xx

Post Development

3. C.5.2 – Matching materials C.5.1 – Samples of materials

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

The decision has 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 viewed online or inspected at these offices).

## **INFORMATIVES:**

None

## **SUMMARY OF REASONS FOR REFUSAL**

The decision has been made taking into account material planning considerations and where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework (see Officer's report which can be inspected at these offices).

## **REFUSED DRAWING NUMBERS:**

Site Location Plan XX received and dated XX

**INFORMATIVES:**  
None

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