

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

**APPLICATION No:** S6/2014/1273/FP

**SITE ADDRESS:** 47 Bramble Road, Hatfield

**DESCRIPTION OF DEVELOPMENT:** Erection of a single storey side/rear extension

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**RECOMMENDATION:** Approval with conditions

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**1. APPLICATION DESCRIPTION:**

This application seeks full planning permission for the erection of a single storey extension situated to the rear the existing garage and utility room.

**2. SITE DESIGNATION:**

The site lies within Hatfield and Watling Chase Community Forrest as designated in the Welwyn Hatfield District Plan 2005.

**3. RELEVANT PLANNING HISTORY:**

None

**4. CONSULTATIONS:**

None

**5. NEIGHBOUR REPRESENTATIONS:**

One representation has been received from a neighbour confirming they had no objection to the proposed extension.

**6. TOWN/PARISH COUNCIL REPRESENTATIONS**

No representations have been received from the Town Council.

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

The main planning issues with this application are:

- a) Impact on character and appearance of the area (D1, D2, SDG and NPPF)
- b) Impact on residential amenity of future occupiers and neighbouring properties (D1, SDG and NPPF)

**8. ANALYSIS:**

- a) Impact on character and appearance of the area

Local Plan Policies D1 and D2 aim to ensure a high quality of design and to ensure that development respects and relates to the character and context of the locality, maintaining and where possible enhancing the character of the existing area. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG) which requires the impact of a development to be assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing building and area. These objectives are broadly consistent with a core principle of the

National Planning Policy Framework (NPPF) that planning should seek to secure high quality design.

The proposed extension is to the rear of the application dwelling where the site is enclosed by the gardens of neighbouring residential properties. Due to its position and limited height, the rear extension would have no discernible impact on the character of the area or the visual amenity of the street scene. The design would be acceptable for an addition to the rear of the property. Subject to a planning condition regarding matching materials, it is considered that the scheme would be adequately compatible with the maintenance of the character and context of the area. In this respect, no objections are raised with regard to the NPPF and Policies D1 and D2 of District Plan 2005 and the SDG.

b) Impact on residential amenity of future occupiers and neighbouring properties:

The impact of the proposed development on the residential amenity of neighbouring occupiers is considered in terms of the impact on access to day/sun/sky light, privacy and overbearing impact. No neighbour objections were received from neighbouring occupiers and Hatfield Town Council did not comment on this application.

In terms of light, the rear elevations of the application dwelling and the adjacent properties face broadly south, accordingly, these properties would continue to receive direct sunlight for a large part of every sunny day.

The application dwelling has already benefited from a rear extension abutting the common boundary with No.45 Bramble Road. Although this proposal would extend 1m beyond the existing extension, approximately 3m separation distance would be maintained from the boundary with No.45, which is sufficient to prevent any significant impact in terms of visual amenity. The proposed extension would infill an area between the existing rear extension and the boundary with No.49. It would project approximately 4.5m from the original rear wall of the application dwelling, however, the impact on No.49 would be significantly reduced by the presence of an existing side and rear extension to this property. As a result, the proposal would project just 1m beyond the rear wall of No.49 and would not appear dominant or overbearing to such an extent that it would seriously impair the amenity of the adjoining occupiers.

The potential increase in overlooking to neighbours would be minimal given that the proposal is single storey in height and the views afforded from the extension would predominantly be to the rear garden of the application site, which is well screened.

In summary, giving consideration to the scale of the proposal, orientation and its setting, it is considered that the extension would not have an unreasonable impact on light amenity or the level of privacy afforded to the neighbouring residences and would not appear visually overbearing. The amenity of the adjoining occupiers would be maintained to an acceptable level in accordance with NPPF, Local Plan Policy D1 and the SDG.

**9. CONCLUSION:**

It is considered that the design adequately respects and relates to the existing dwelling and the surrounding area. The impact on the residential amenity of neighbouring properties is also considered to be acceptable. Subject to the suggested planning conditions, the proposal is considered to be in accordance with the National Planning Policy Framework and the Welwyn Hatfield District Plan 2005 and the requirements of the Supplementary Design Guidance (Statement of Council Policy).

**10. CONDITIONS:**

1. C.2.1 – Time limit for commencement of development
2. C.13.1 – Development in accordance with approved plans and details 1:1250 Site Location Plan & BD/14/17/1 & BD/14/17/2A & BD/14/17/3A received and dated 9 June 2014
3. C.5.2 – Matching 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 inspected at these offices).

**INFORMATIVES:**

None

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