

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

**APPLICATION No:** S6/2014/1365/FP

**SITE ADDRESS:** 391 St Albans Road West, Hatfield

**DESCRIPTION OF DEVELOPMENT:** Erection of first floor extension and new window to side elevation

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**RECOMMENDATION:** GRANT CONDITIONALLY

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**1. SITE AND APPLICATION DESCRIPTION:**

The application property is a semi-detached, two storey, dwelling constructed of facing brickwork under a hipped roof. The application site is set back from the access road and located in a residential area. The immediate streetscene is comprised of dwellings similar in build, though differing marginally in form, to the application property. Facing the site, to the north, lies open space and recreational grounds.

This application seeks full planning permission for the construction of a first floor extension. The extension would have a maximum height of approximately 6.1m, an eaves height of 4.9m, a width of 3.6m and would extend beyond the rear wall of the application property by approximately 3.2m. Proposals also include a new first floor window on the western elevation of the application property.

**2. SITE DESIGNATION:**

The site lies within a residential area of Hatfield as designated in the Welwyn Hatfield District Plan 2005.

**3. RELEVANT PLANNING HISTORY:**

S6/2014/1366/FP – Roof alterations and rear dormer. Pending consideration

S6/1988/0363/FP - Two storey side and single storey rear extensions. Granted (01/07/1988)

**4. CONSULTATIONS:**

None

**5. NEIGHBOUR REPRESENTATIONS:**

None received

**6. TOWN/PARISH COUNCIL REPRESENTATIONS**

None received

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

- a) The quality of the design and the impact on the character and appearance of the area (D1, D2, SDG & NPPF)**
- b) The potential impact on the residential amenity of adjoining neighbours (D1, SDG and NPPF)**

## **8. ANALYSIS:**

- a) The quality of the design and the impact on the character and appearance of the area (D1, D2, SDG & NPPF)**

Local Plan Policies D1 (Quality of Design) and D2 (Character and Context) 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 buildings and surrounding area. In addition, Chapter 7 of the National Planning Policy Framework (NPPF) emphasises the importance of good design in context and, in particular, paragraph 64 states permission should be refused for development of poor design that fails to improve the character and quality of an area and the way it functions.

As the proposed extension is to the rear of the application property, views of this aspect of the works would be limited from the public domain. There would, however, be views of the proposed additional window on the side elevation of the host dwelling from certain vantage points along the access road. The extension remains subordinate in height and width to the host dwelling and would be constructed of materials to match those of the application property. Having regard to this, and as the proposed window on the western elevation of the application property would make no discernible change to the overall design of the host dwelling, it is considered that the proposed development would not disrupt the design and character of the existing dwelling. Having regard to the above, it is also considered that the proposal would not disrupt the character and appearance of the immediate streetscene and the visual interests of its surroundings.

Taking the above into account, it is considered that the proposal would be visually acceptable and would, therefore, not be in contradiction with saved policies D1 and D2 of the adopted Welwyn Hatfield District Plan 2005, the adopted Supplementary Design Guide and Section 7 of the NPPF.

### **b) Impact on the residential amenity of nearby and neighbouring properties**

Policy D1 and the supplementary design guidance paragraph 5.2 (Section 5 Residential Extensions) states in part iii) the extension should not cause loss of light or be unduly dominant from adjoining properties, as a result of either the length of projection, the height or the proximity of the extension. In addition paragraph 5.7 states that new extensions should be designed, orientated and positioned in such a

way to minimise overlooking between dwellings. Guidance in paragraph 17 of the NPPF is to always seek to secure high quality design and good standard of amenity for all existing and future occupiers of land and buildings.

Having regard to the build, form and positioning of the proposed extension in relation to rear habitable room windows in neighbouring properties nos. 389 & 393 St Albans Road West, it is considered that this aspect of the proposal would not result in significant levels of harm to neighbouring amenity, in terms of overbearing and loss of light. Furthermore, as there would be no side facing windows within this extension and the proposed first floor rear window would not afford direct views of primary neighbouring amenity space, it is also considered that the proposed extension would preserve neighbouring privacy.

Additionally, it would appear that a first floor window in the eastern elevation of the adjacent dwelling no. 393 St Albans Road West serves a non-habitable room. Having regard to this, and as the proposed window to the western elevation of the application property would not serve a habitable room, it is considered that this element of the proposal would not significantly and demonstrably harm neighbouring amenity in terms of overlooking.

Having regard to the above, it is considered that the works would not detrimentally impact upon neighbouring amenity, in terms of overlooking, overshadowing and overbearing. The development, therefore, would not be in contradiction with saved policy D1, the Supplementary Design Guidance or the relevant paragraphs of the NPPF.

## **9. CONCLUSION:**

The impacts of the proposal have been considered on the visual amenity of the area and on the amenity of neighbouring dwellings. It has been concluded that the development is acceptable in terms of the above. As a result, the proposal is not in contradiction with saved policies D1 and D2 of the adopted Welwyn Hatfield District Plan 2005, the adopted Supplementary Design Guide and with Section 7 of the NPPF.

## **10. CONDITIONS:**

1. C.2.1 - Time limit for commencement of development
2. C.13.1 - Development in accordance with approved plans and details AT502-01 & AT502-05 & AT502-03 & AT502-02 & AT502-04 received and dated 17 June 2014

## **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.....**