

Application Number S6/2014/1982/FP

Description of Development Erection of single storey rear extension and new porch following demolition of existing sun room

Recommendation GRANT CONDITIONALLY

Site Designation The site lies within the Metropolitan Green Belt and Northaw Great Wood Landscape Character Area as designated in the Welwyn Hatfield District Plan 2005.

Relevant planning history

S6/2013/2225/FP - Extensions and alterations to existing dwelling to include front and rear two storey extensions, and first floor balcony (Refused and dismissed on appeal)

S6/1993/0226/FP – Alterations to elevations and new front porch (re-submission) (Granted)

S6/1992/0144/FP – Extensions and alterations to existing dwelling; alterations to vehicular access (Granted)

74/495 – Basement extension (Granted)

73/5564 – Two storey side extension (Granted)

73/3715 – Two storey side extension to form elderly relations cottage (Refused)

73/791 – Two storey chalet extension to outbuilding to form old person's annex (Refused)

58/1462 – Site for residential development (Granted)

55/459 – Additional vehicle access (Granted)

Consultations

None

Neighbour representations

None received Object Support

Town / Parish representations

None received Object Support No comment/objection

Relevant Policies

NPPF
 D1 D2 GBSP1 GBSP2 M14
Others RA3

Main issues

Is the development within a conservation area?

Yes No

Would the significance of the designated heritage asset be conserved or enhanced?

Yes No

Comment: N/A

Would the development reflect the character of the area?

Yes No N/A

Comment: Floor area of original dwelling, as it existed in 1948, has been calculated as approximately 162sqm. Previous extensions have resulted in 128% increase in terms of floor area compared to original. Proposed rear extension would result in additional 10.2m². However, element to be demolished is approximately 11.5m² in floor area. On this basis, it is considered that, subject to a relevant condition requiring the 'Sun Room' as shown on plan 732/01 to be demolished, the proposed rear extension would not add a significant amount of bulk and mass to the property and would not represent a disproportionate addition to the already significantly extended property. Furthermore, given the build and form of the proposed porch, it is considered that this element of the works is also appropriate. With regard to the impacts on openness, purposes of including land within the Green Belt and visual amenity of the Green Belt, it is considered that the proposal, which does not significantly extend the built footprint of the property, would not result in significant harm in this regard to the extent that would warrant a refusal of permission.

Would the development reflect the character of the dwelling?

Yes No N/A

Comment: Limited views of proposed development and the works remain subordinate in form and acceptable in design.

Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)

Yes No N/A

Comment:

Would the development provide / retain sufficient parking?

Yes No N/A

Comment:

Other issues

N/A

Conditions

1. C.2.1 - Time limit for commencement of development
2. C.13.1 - Development in accordance with approved plans and details: 732/04 & 732/SP2 & 732/02 & 732/01 & 732/03 & 732/SP1 received and dated 08/09/2014 & 732/LP1A received and dated 03/11/2014

3. C.5.2 – Matching materials
4. The existing ‘Sun Room’, as labeled on submitted plan 732/01, shall be demolished and all the materials arising from such demolition shall be completely removed from the site prior to the first occupation of the approved development.

REASON: To ensure that the approved development remains appropriate within the Green Belt, in accordance with the National Planning Policy Framework and Policy RA3 of the Welwyn Hatfield District Plan 2005.

REASONS FOR APPROVAL

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 on the Councils website or inspected at these offices).

Signature _____

Date _____