

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

**APPLICATION No:** S6/2104/2213/FP

**SITE ADDRESS:** 4 Devon Mead, Hatfield

**DESCRIPTION OF DEVELOPMENT:** Installation of two dormer windows to rear elevation

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**RECOMMENDATION:** APPROVE WITH CONDITIONS

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**1. SITE AND APPLICATION DESCRIPTION:**

No.4 Devon Mead is set within a small side road consisting of five dwellings situated off Chipmunk Chase.

The proposal is for two dormers to be formed within the rear elevation of the link which is used for habitable accommodation at first floor level and at ground floor used as a car port. The dormers are 1 metre wide and 1.2 metres in height.

**2. SITE DESIGNATION:**

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

**3. RELEVANT PLANNING HISTORY:**

None

**4. CONSULTATIONS:**

None

**5. NEIGHBOUR REPRESENTATIONS:**

No representations have been received from the public.

**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) The impact on the character and appearance of the existing property and the surrounding area (Policies GBSP2, D1, D2 of the Welwyn Hatfield District Plan 2005 and Section 7 of the NPPF 2012)

b) The impact on the residential amenity of neighbouring properties (Policy D1 of the Welwyn Hatfield District Plan 2005)

## **8. ANALYSIS:**

a) The impact on the character and appearance of the existing property and the surrounding area (Policies GBSP2, D1, D2 of the Welwyn Hatfield District Plan 2005 and Section 7 of the NPPF 2012)

Policy GBSP2 of the Welwyn Hatfield District Plan 2005 notes that development within the specified settlements will be limited to that which is compatible with the maintenance and enhancement of their character and the maintenance of their Green Belt boundaries. Policy D1 requires the standard of design in all new development to be of a high quality and Policy D2 requires all new development to respect and relate to the character and context of the area in which it is proposed. It notes that development proposals should as a minimum maintain, and where possible, should enhance or improve the character of the existing area. The Welwyn Hatfield District Plan Supplementary Design Guidance (SDG) supplements the policies contained in the District Plan.

The proposed rear dormers would be located to the rear of the host dwelling. The proposed dormers would not be visible within the street scene and would face a private garden and parking area. The size and design for the dormers would not be an over prominent feature and as such would not be a detrimental feature within the streetscene.

The SDG requires dormer windows to be contained within the roof slope, be subservient to the roof of the property and be in proportion to the existing fenestration of the property. They must not extend above the ridge height of the existing dwelling and the dormer cheeks should be at least 1 metre from the flank wall of the property or of the party wall with the adjoining property. The proposed dormers comply with the policy and therefore considered to be acceptable.

The proposed materials are to match the existing windows so on balance, it is considered that the design would relate well to the host dwelling and it follows that there is no conflict with Policies GBSP2, D1 and D2 of the adopted Welwyn Hatfield District Plan 2005 insofar as these seek to ensure that development is designed to a high quality, respects local character and context and is compatible with the character of Hatfield. The proposal further complies with the National Planning Policy Framework in terms of design.

b) The main properties which may be affected by the proposal are the two neighbouring properties No's, 2 Devon Mead and 10 Chipmunk Chase.

The proposed rear dormers would be at first floor level and face a private garden and parking area. There would not further impact than the existing dormers on the host dwelling which are at a higher height within the roof and therefore it is considered that the proposal would have no additional impact on loss of amenities in terms of overlooking, sun/daylight, outlook or privacy to either neighbours.

**9. CONCLUSION:**

Subject to a planning condition to ensure matching materials are used in the construction of the proposed extension it is considered that the design would adequately respect and relate to the existing dwelling and the surrounding area. The impact on the residential amenity of neighbouring properties is also considered to be acceptable. The proposed development is therefore 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/details 769\_02 A3 06 & 769\_02 A3 07 & 769\_02 A3 23 & 769 02 A3 05.A & 769\_02 A3 20 received and date 28 November 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 viewed on the Councils website or inspected at these offices).

**INFORMATIVES:** N/A

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