

Application Number S6/2014/2225/FP

Description of Development Erection of front porch

Recommendation Approval with conditions

Site Designation The site lies within former Aerospace site (Hatfield) as designated in the Welwyn Hatfield District Plan 2005.

Relevant planning history

None

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

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:

Would the development reflect the character of the area?

Yes No N/A

Comment: See below

Would the development reflect the character of the dwelling?

Yes No N/A

Comment: Amended plans have been secured during the course of the application. These now provide for a porch with a flat roof. No other porches exist within the immediate vicinity, however there are 'flat topped' canopies over front doors. The proposed design is now therefore more in keeping. Materials have been detailed will match the existing dwelling.

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

Yes No N/A

Comment: The porch is set away from neighbouring properties.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment:

Other issues

None

Conditions

1. C.2.1 – Time Limit
2. C.13.1 – in accordance with plans and details Site Location Plan 1:1250 & Block Plan 1:200 & Drawing issue 2, sheet 1 of 3 & Drawing issue 1 sheet 1 of 3 received and dated 3 November 2014 & Drawing issue 1, sheet 1 of 1 received 4 December 2014
3. C.5.2 – Matching materials

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 _____