

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

**Application Number** : S6/2014/2277/FP

**Description of Development** : Erection of single storey side and rear extensions following demolition of existing garage

**Recommendation** Approve with Conditions

**Site Designation** The site lies within Cuffley as designated in the Welwyn Hatfield District Plan 2005.

**Relevant planning history**

None

**Consultations**

No objections received

**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:** N/A

**Would the development reflect the character of the area?**

Yes    No    N/A

**Comment:**

**Would the development reflect the character of the dwelling?**

Yes    No    N/A

**Comment:**

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

Yes  No  N/A

**Comment:**

The proposed development is not considered to unduly harm the residential amenity of adjoining neighbours as it would be of a scale (side and single storey) and location that would not have any significant impact.

**Would the development provide / retain sufficient parking?**

Yes  No  N/A

**Comment:**

Whilst the garage would be lost, the hard standing to the side and rear of the dwelling would still provide sufficient parking provision.

**Other issues**

**Conditions**

1. C.2.1 – Time Limit
2. C.13.1 – in accordance with plans and details: Site Location Plan 1:1250 & CC-001/2014 Rev. R1 & CC-002/2014 Rev. R1 received and dated 11 November 2014
3. C.5.2 – Matching materials

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 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 Council's website or inspected at these offices).

**INFORMATIVES:** None

Signature \_\_\_\_\_ A.W. Mangham \_\_\_\_\_

Date \_\_\_\_\_ 23.12.2014 \_\_\_\_\_