

Application Number: S6/2014/2339/FP

Description of Development: Replacement of conservatory roof

Recommendation: APPROVE WITH CONDITIONS

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

Relevant planning history

S6/1997/0458/FP – Erection of side conservatory (Granted 01/08/1997)

S6/1974/0329/FP – Two storey extension with storage area under (Granted 20/06/1974)

Consultations

None

Neighbour representations

None received Object Support Comment

- The original extension was built up to the boundary with No.79
- There is no reference on the plans to a cooker hood and/or any other form of extractor
- Rainwater from the proposed roof should drain onto the applicants land

Town / Parish representations

None received Object Support No comment/objection

Relevant Policies

NPPF

D1 D2 GBSP1 GBSP2 M14

Supplementary Design Guidance, February 2005

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: It is proposed to replace an existing polycarbonate conservatory roof with a pre-fabricated tiled roof. The replacement roof would have a steeper pitch

resulting in an increase in ridge height by approximately 900mm. The proposal would have limited impact on the character and appearance of the dwelling given that the proposed roof would be situated to the side of the dwelling and behind an existing tiled roof extension. The proposal is considered to complement the existing dwelling in terms of its design and is subordinate in scale in accordance with Policies D1 and D2 of the Welwyn Hatfield Local Plan 2005, the SDG and the NPPF.

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

Yes No N/A

Comment: The existing conservatory is built up to the boundary with No.79, therefore, it is the occupiers of this property that are most likely to be affected by the proposal. Giving consideration to the scale of the proposal and the orientation of the dwellings, it is considered that the increase in the size of the roof would not have a significant impact on the residential amenity currently enjoyed by the occupiers of No.79. It is noted that the occupiers of No.79 did not object to the proposal or raise any concerns regarding amenity issues. Whilst the occupiers of No.79 have raised concerns regarding the possibility of a cooker hood and/or any other form of extractor venting towards their patio, no extraction equipment is proposed as part of this application for planning permission. Furthermore, internal alterations do not require planning permission, therefore, changes to the internal layout of the application dwelling, in particular with regard to the location of the kitchen, are outside the control of the Local Planning Authority. The proposed replacement roof is in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005, the SDG and the NPPF.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment:

Other issues

RA3: The site is within the Green Belt where extensions to dwellings should not result in a disproportionate increase compared to the original building. Whilst the proposal would add volume to the dwelling, it is considered in this instance to be fairly limited in scale and impact on openness. The proposal would not be contrary to Policy RA3 or the NPPF in relation to Green Belts and therefore no objection is made in this regard.

Drainage: The application site is not in an area at risk of flooding. The suitability of the proposed drainage and soakaway and the impact of the development of the foundations of neighbouring properties is covered by Building Control and therefore has only been given limited weight in the consideration of this planning application. An informative is suggested so that the applicant is aware that planning permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body.

Conditions

1. C.2.1 – Time limit for commencement of development
2. C.13.1 – Development in accordance with approved plans and details:
77TR/15/1 & 77TR/15/2 & 77TR/15/3 & 77TR/15/4 & 77TR/15/5 & 77TR/15/6
received and dated 5 February 2015

Post -development

3. C.5.2 – Materials to match

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).

Informative

INF 1 – Other legislation

Signature _____

Date _____