Application Number: S6/2014/2471/FP
Description of Development : Erection of rear conservatory
Recommendation Approve with Conditions
Site Designation The site lies within Hatfield and De Havilland Plain Landscape Character Area as designated in the Welwyn Hatfield District Plan 2005.
Relevant planning history
S6/2014/2287/HH: Prior approval for a single storey rear conservatory – Refused HHNRR 29/10/2014
Consultations
No objections received
Neighbour representations ⊠None received □Object □Support
Town / Parish representations ☑ None received ☐ Object ☐ Support ☐ No comment/objection
Relevant Policies ☐ NPPF ☐ D1 ☐ 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 : The extension would not be visible in the street scene when approaching the application property, being within the rear yard.
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.)

Comment: The proposed development is not considered to unduly harm the residential amenity of adjoining neighbours as it would be of a scale and location that would not have any significant impact. The conservatory would be sited between two garages, one to the host property and one serving the neighbour, and as such is considered to sufficiently satisfy policy D1, the SDG and NPPF in this regard.
Would the development provide / retain sufficient parking? ☐ Yes ☐ No ☐ N/A Comment: N/A
Other issues
Conditions 1. C.2.1 – Time Limit 2. C.13.1 – in accordance with plans and details: 3 (Site Plan 1:1250) & 2 Block Plan 1:500 & 1 & 4 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 Councils website or inspected at these offices).
INFORMATIVES: None
SignatureA.W. Mangham
Date22.12.2014