

Application Number: S6/2015/0496/FP

Description of Development: Erection of a rear conservatory

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

None

Consultations

None

Neighbour representations

None received Object Support Comment

Town / Parish representations

None received Object Support No comment/objection

Relevant Policies

NPPF
 D1 D2 GBSP1 GBSP2 M14
RA3 – Extensions to Dwellings in the Green Belt
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: The proposed conservatory is similar in design and scale to existing conservatories and extensions at Nos.1, 3, 4, 5, 32, 33 and 35 all of which are visible from the open space to the rear of the application site. The proposal is therefore considered to be acceptable in terms of its impact upon the character and appearance of the existing dwelling and the character of the area. In this respect, no objections are raised with regard to the NPPF and Policies D1 and D2 of District Plan 2005 and the SDG.

Would the development reflect the character of the dwelling?

Yes No N/A

Comment: See comments above.

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

Yes No N/A

Comment: No objections to the proposed development were received from neighbouring occupiers or the Parish Council. Giving consideration to the scale of the proposal, orientation and its setting, it is considered that the extension would not have an unreasonable impact on light amenity or the level of privacy afforded to the neighbouring residencies and would not appear visually overbearing. The amenity of the adjoining occupiers would be maintained to an acceptable level 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.

Conditions

1. C.2.1 – Time limit for commencement of development
2. C.13.1 – Development in accordance with approved plans and details: 1:1250 Site Location Plan & 1:500 Block Plan & 099/85288 Page 1 & 099/85288 Page 2 received and dated 9 March 2015

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: None

Signature _____

Date _____