

Application Number 6/2015/2303/HOUSE

Description of Development Erection of single storey rear extension

Recommendation Approval with Conditions

Site Designation The site lies within the specified settlement of Hatfield as designated in the Welwyn Hatfield District Plan 2005.

Relevant planning history

S6/1999/0971/FP - Erection of 144 houses and 26 flats with associated access roads, garages, parking areas and public open spaces, cycleways and footways
A(G) 09/12/1999

Condition 15 – “Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order) no development falling within Classes A, or B of Part 2 of Schedule 2 to that Order, and, in respect of Plot 1 - 74 inclusive as shown on drawing no: 4772/DL/101/L, no development falling within Classes A, B, D or F of Part 1 of Schedule 2 to that Order, shall be carried out without the prior written permission of the Local Planning Authority, granted on application.

REASON: To enable the Local Planning Authority to exercise control over extensions to the dwellings on higher density plots, and means of enclosure, in the interests of visual and residential amenity, and over new accesses in the interests of visual amenity and highway safety.”

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 N/A

Comment:

Would the development respect and relate to the character and context of the area?

Yes No N/A

Comment: The proposal would normally fall within the limitations and conditions of Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (the Order). This Class of the Order has been revoked from the dwelling through condition 15 of the original permission for the construction of the dwelling (S6/1999/0971/FP). The reason given for the removal of this permitted development right was *“to enable the Local Planning Authority to exercise control over extensions to the dwellings on higher density plots, and means of enclosure, in the interests of visual and residential amenity, and over new accesses in the interests of visual amenity and highway safety”*. It is clear from this that the reason behind the removal of Class A of Schedule 2 of the Order was in the interest of the visual and residential amenity of the area.

The development would be at ground floor level to the rear of the two storey host dwelling. The host dwelling is a mid-terrace dwelling hosting a pitched roof with a front facing gable end. Accordingly, the proposed enlargement would be indiscernible from the street scene, and as such would maintain the character and context of the area through its limited impact.

Would the development reflect the character of the dwelling?

Yes No N/A

Comment: The proposed enlargement would be subordinate in its scale to the host dwelling. The materials to be used would match those used in the construction of the host dwelling and the centrally located patio doors would reflect the fenestration detailing present within the existing rear elevation. The enlargement would host a lean-to roof which would be similar in appearance to the rear half of the pitched roof of the No.11 Campion Road. Accordingly, the proposed rear extension would reflect the character of the host dwelling.

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

Yes No N/A

Comment: At a national level the impact of a three meter rear extension on the residential amenity of neighbouring dwellings has been considered acceptable regardless of the context of the host dwelling and surrounding area. Accordingly, it is considered the impact of the proposal on the residential amenity of neighbouring properties with regards to loss of light, loss of privacy or unduly dominant form is considered acceptable within this proposal.

Turning to the private amenity space of the host dwelling, the rear garden currently has a depth of 10m. The 3m rear extension would reduce the size of the garden to 7m in depth. It is considered that the limited degradation of the existing private rear garden as a result of the extension would leave sufficient amenity space to be used in association and relation to the size and scale of the dwelling.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment:

Other issues

Conditions

1. 30.1 – in accordance with plans and details 1:1250 Site Location Plan & mp.2544 (Elevations as Proposed) & mp.24 (Elevations as Existing) & mma.477 (Site Plan) & mp.2544 (Plans as Existing and Proposed) received and dated 12 November 2015.
2. 8.1 – 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 _____ Sam Dicocco _____

Date _____ 07/01/2015 _____