

OFFICERS REPORT

APPLICATION No: S6/2001/121/FP

DESCRIPTION: Two storey side extension

LOCATION: 1 Shepherds Way, Brookmans Park, Hatfield

◆ THE SITE

The application site comprises a semi detached property that is located on the southern side of Shepherds Way close to its junction with the Great North Road. The property has a gabled roof design and has previously had a single storey rear extension. The site is wholly within the Metropolitan Green Belt.

◆ PROPOSAL

This application proposes a two storey side extension of a width of 3m and a depth of 7m. The extension is of a height lower than the original height of the dwelling and so the first floor accommodation utilises roof space. The extension is therefore designed with a front and rear dormer.

◆ REPRESENTATIONS

North Mymms Parish Council makes no comment on the application.

◆ DISCUSSION

Policy GB5 of the district plan advises that extensions to dwellings within the Green Belt will only be permitted where they do not result in a disproportionate increase in the size of the dwelling as either a result of their design, scale or massing.

The proposed extension when assessed with regard to earlier extension to the dwelling would result in a 51% increase in the size of the habitable floorspace of the dwelling which would be considered acceptable. In addition the proposed side extension has been design to appear subordinate to the original dwelling and does not respresent a bulky or visually obtrusive addition to the dwelling. Therefore it is not considered that the proposed extension would not result in a disproportionate additon to the dwelling.

◆ RECOMMENDATION

I therefore recommend that application S6/2001/121/FP be approved.

APPROVE