

DELEGATED REPORT

APPLICATION No:	S6/2006/160/FP
DESCRIPTION:	ERECTION OF REAR CONSERVATORY
LOCATION:	58 BLUEBELL WAY, HATFIELD

THE SITE

The site comprises a detached two-storey dwelling of red multi-bricks below a concrete pantile roof. Plain roof tiles over the front bay projection and lean-to-roof over front projection over entrance door and garage. It is located on the recently developed former Smurfit Factory site, as an extension to Hatfield Garden Village. The dwelling is set back from the front of the cartilage by 4m, accessed by a private drive arrangement from the turning head, in a streetscene of similar dwellings, with an open plan frontage.

The rear garden overlooks an area of public open space and equipped play area.

THE PROPOSAL

The application proposes the construction of a single storey rear conservatory. It will span the entire width of the parent property and is to be L-shaped.

The main depth of the conservatory covering the width of the dwelling is 2.4m. However, it is also proposed for the conservatory to extend out further along the south flank wall. The depth here will be 4.3m.

The roof height will be 3.1m and it will be splayed. Planning permission required as PD rights removed.

PLANNING HISTORY

None.

SUMMARY OF RELEVANT DEVELOPMENT PLAN POLICIES

Hertfordshire Structure Plan Review 1991- 2011:

NONE

Welwyn Hatfield Review Local Plan Deposit Draft, June 2002:

**D1 Quality of Design
D2 Character and Context
SUPPLEMENTARY DESIGN GUIDANCE**

REPRESENTATIONS

Application advertised by means of neighbour notification letter sent out on the 13/2/2006.No objections were received.

DISCUSSION

The main issues are the impact of the proposed conservatory on the character and appearance of the original property and locality generally and the amenity of the neighbouring occupiers.

The proposed conservatory represents a relatively minor addition to this dwelling, which would not be out of keeping with the character and appearance of the property. It will also leave sufficient amenity area for the occupiers of that dwelling. The conservatory will respect the scale and proportions of the existing dwelling and will not detract from the character of this part of Hatfield.

The impact of the conservatory upon neighbouring dwellings, No's 56 and No.60, will be acceptable by virtue of the boundary treatment (a 1.8m close boarded fence), the relatively shallow depth of the extension and the fact that it is off-set from the boundary. There will not be an increase in the degree of overlooking. Additionally, there is an existing conservatory to the rear of No.56, which has a larger depth.

The development is considered to be of an appropriate size, scale and design and does not visually detract from the character of the dwelling or the wider area. It is considered that the proposal complies with policies D1 and D2 in terms of its design and provides a suitable means of enclosure without becoming a dominant visual feature of the site.

CONCLUSION

The proposed development is considered acceptable in terms of its size, scale, design and materials and would not detract from the character of the house or surrounding area. There would be no loss of amenity to neighbouring properties in terms of light, outlook or privacy.

RECOMMENDATION

Recommend S6/2006/163/FP **approval** subject to conditions

CONDITIONS

1. SC01 Time Limit
2. SC42 Materials to match

SUMMARY OF THE REASONS FOR THE GRANT OF PERMISSION/ CONSENT

SUM P4

INFORMATIVES

NONE

DRAWING NUMBERS

Site Plans – Unnumbered –Scale 1:1250 and 1:500
Elevations – ref: 2884

Stamped and received on the 7 February 2006