

**WELWYN HATFIELD BOROUGH COUNCIL  
DIRECTORATE OF STRATEGY AND DEVELOPMENT**

**DELEGATED APPLICATION**

**Application No:** 6/2016/0486/HOUSE  
**Location:** 9 Great Braitch Lane, Hatfield, AL10 9FD  
**Proposal:** Proposed conversion of garage to habitable room, with the insertion of a 3-bay casement window and brickwork to front elevation, to match existing  
**Officer:** Ms L Hale

**Recommendation:** Granted

6/2016/0486/HOUSE

<b>Context</b>			
<b>Site and Application description</b>	<p>The application site is located on the south east side of Great Braitch Lane. The site comprises of a detached two-storey dwelling with red facing brick and a double integral garage. The street scene is residential in character featuring detached properties with a variety of styles and designs.</p> <p>The applicant seeks planning permission for a proposed conversion of the one of the garages to a habitable room, including the insertion of a 3 - bay casement window and brickwork to front elevation to match the existing dwelling.</p>		
<b>Constraints (as defined within WHDP 2005)</b>	This site is located within the town of Hatfield as outlined in the Welwyn Hatfield District Plan 2005.		
<b>Relevant planning history</b>	None		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Summary of neighbour responses</b>	No comments have been received.		
<b>Town / Parish representations</b>	No representations have been received from the Town/Parish Council.		
<b>Consultees and responses</b>	No comments have been received.		
<b>Relevant Policies</b>			
NPPF D1 D2 GBSP1 GBSP2 M14 Others			
<b>Main Issues</b>			

<b>Is the development within a conservation area?</b>	
Yes No	
<b>Would the significance of the designated heritage asset be conserved or enhanced?</b>	
Yes No <b>Comment</b> (if applicable):	
<b>Would the development reflect the character of the area?</b>	
Yes No <b>Comment</b> (if applicable):  Policies D1 and D2 of the adopted Welwyn Hatfield District Plan seek to encourage development of high quality design that reflects the character and context of the property and surrounding area. The Supplementary Design Guidance (SDG) outlines that extensions should be designed to complement and reflect the design and character of the dwelling and be subordinate in scale.  The proposed conversion of a garage to a habitable room would internally measure 2.3 metres in width by 5 metres in depth. The garage door would be replaced with a brick wall and a 3-bay casement window. There is evidence of 3- bay casement windows along Great Braitch, therefore this feature would be in keeping with the character of the area.  There is evidence along the row of houses to which 9 Great Braitch Lane is located of where permission has been granted for the conversion of garages to a habitable room and the removal of garage doors for a brick wall and window. These are evident at No's 15, 17, 19, 21 and 23.  When compared with the garage conversions of the neighbouring properties, the proposal would be very similar, and therefore the proposal would reflect the character of the street scene. It is considered that the proposed development is not considered to have an adverse impact upon the character and appearance of the street scene and complies with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, The Supplementary Design Guide and the NPPF in this regard.	
<b>Would the development reflect the character of the dwelling?</b>	
Yes No N/A <b>Comment</b> (if applicable): See comments above.	
<b>Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)</b>	
Yes No N/A <b>Comment</b> (if applicable):  The impact of the proposed development on residential amenity of neighbouring dwellings is considered in terms of the impact on neighbouring properties access to day/sun/sky light, privacy and overbearing impact. The proposed development would not extend the property; the only external work would be the replacement of the garage door with a brick wall and window, which would face out onto the street of Great Braitch. The proposal is considered to have little or no impact on the neighbouring properties in terms of residential amenity and so the proposal therefore complies with Policy D1 in this regard.	
<b>Would the development provide / retain sufficient parking?</b>	
Yes No N/A <b>Comment</b> (if applicable):  The garage conversion would result in the loss of one designated parking space; however there would still be one space within the second attached garage and two additional spaces on site, which were identified during the site visit. Therefore, the loss of one garage is considered acceptable and in accordance with the Councils Interim Parking Standards.	
<b>Any other issues</b>	N/A
<b>Conclusion</b>	

The proposed development would not have an adverse impact upon the character and appearance of the locality, and would not result in a loss of residential amenity to the neighbouring properties. The proposed development is considered to comply with the relevant requirements of the Welwyn Hatfield District Plan 2005.

**Conditions:**

1. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Existing and Proposed Floor Plans (Drawing No. 7408/1) & Site Location Plan received and dated 24th March 2016.

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

2. The brickwork, roof tile, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations must match the existing dwelling/building in relation to colour and texture.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

1. POSITIVE AND PROACTIVE STATEMENT

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:**

**Determined By:**

Mr A Mangham  
19 May 2016