

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

DELEGATED APPLICATION

Application No: 6/2016/0718/HOUSE
Location: 34 Bluebell Way, Hatfield, AL10 9FJ
Proposal: Erection of single storey rear extension following demolition of existing conservatory and alterations to openings
Officer: Mr A Mangham

Recommendation: Granted

6/2016/0718/HOUSE

Context			
Site and Application description	A detached two property in the heart of Hatfield (Hatfield Villages - De Havilland). The property has a rear conservatory, with timber fencing to each boundary. The proposal comprises the erection of a single storey rear extension following the demolition of existing conservatory (now development in planning terms) and alterations to existing dwelling openings.		
Constraints (as defined within WHDP 2005)	The site lies within the specified settlement of Hatfield and Landscape Character Area (De Havilland Plain) as designated in the Welwyn Hatfield District Plan 2005.		
Relevant planning history	None		
Consultations			
Neighbour representations	Support:	Object:	Other:
Publicity	Neighbour letters		
Summary of neighbour responses	N/A		
Town / Parish representations	Hatfield Town Council - None		
Consultees and responses	1. Councillor Lynne Sparks 2. Councillor Howard Morgan 3. Councillor Duncan Bell No comments received from each of the above.		
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	
Comment (if applicable):	
Would the development reflect the character of the area?	
Yes No	
Comment (if applicable):	
Would the development reflect the character of the dwelling?	
Yes No N/A	
Comment (if applicable):	
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)	
Yes No N/A	
Comment (if applicable):	
<p>Policy D1 in the Supplementary Design Guidance states that an extension should not cause loss of light or be unduly dominant from adjoining properties, as a result of the length of projection and the height or the proximity of the extension. It should be designed, oriented and positioned in such a way that minimises overlooking between dwellings.</p> <p>No objections have been received from the neighbouring properties to the development. Due to the siting of the rear extension, its single storey form and existing timber boundary fencing to the side boundary with No. 32 Bluebell Way, the introduction of the small window to the side elevation will not have any detrimental impact on the amenities currently enjoyed by those occupiers in terms of overlooking or appearing overly dominant.</p> <p>In light of these observations, the proposed extension would not result in any significant adverse impact on the living conditions of the occupiers of adjacent residential properties. The proposal is therefore considered to be acceptable in this regard and so complies with Policy D1 of the District Plan, the Design Guide SPG and NPPF respectively.</p>	
Would the development provide / retain sufficient parking?	
Yes No N/A	
Comment (if applicable):	
Any other issues	
Conclusion	
<p>The proposed development would respect the character of the area, reflect the design of the host dwelling and maintain the amenity of the occupiers of adjoining occupiers. Accordingly, the development complies with policies D1, D2 and GBSP2 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guidance Statement of Council Policy 2005 and the National Planning Policy Framework 2012.</p>	

Conditions:

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

3812-EO1 & 3812-PO1 (Rev A) & 3812-OS1 & 3812-OS2 received and dated 15 April 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).

Determined By:

Mrs L Hughes
2 June 2016