

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

DELEGATED APPLICATION

Application No: 6/2016/2662/HOUSE
Location: 8 Comet Road Hatfield AL10 0SX
Proposal: Erection of a single storey rear extension
Officer: Mr D Elmore

Recommendation: Granted

6/2016/2662/HOUSE

Context			
Site and Application description	<p>The application site comprises a three storey mid-terrace property located on the south-east side of Comet Road.</p> <p>The immediate locality features properties of similar size, design and appearance.</p> <p>The property is currently being occupied as a HMO serving seven bedrooms. Provision of two off street car parking spaces are provided to the rear of the dwelling. All properties and dwellings along this row were originally constructed with link detached garages fronting Comet Road, however many have been converted for habitable use associated with the primary residential use. This is the case with the application property.</p> <p>Planning permission is sought for a single storey rear extension.</p>		
Constraints (as defined within WHDP 2005)	<p>PAR - PARISH (HATFIELD)</p> <p>Wards - Hatfield Central</p> <p>A4D - Article 4 HMO Direction</p>		
Relevant planning history	None		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Town Council, ward Councillors and relevant neighbours notified in writing		
Summary of neighbour responses	No responses		
Town / Parish representations	No response		
Consultees and responses	<ol style="list-style-type: none"> 1. Councillor Glyn Hayes – No response 2. Councillor Pankit Shah – No response 3. Councillor Maureen Cook – No response 		

Relevant Policies	
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input checked="" type="checkbox"/> M14 Others: Supplementary Design Guidance, Supplementary Planning Guidance – Parking Standards, Interim Policy for Car Parking Standards and Garage Sizes	
Main Issues	
Is the development within a conservation area?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the significance of the designated heritage asset be conserved or enhanced?	
<input type="checkbox"/> Yes <input type="checkbox"/> No Comment: Not applicable	
Would the development reflect the character of the area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Would the development reflect the character of the dwelling?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment: Subject to the external materials matching that of the host property. This can be secured through planning condition.	
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment (if applicable):	
Would the development provide / retain sufficient parking?	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment: The property is currently occupied as a seven bedroom HMO with provision for two off street car parking spaces. This proposal would increase the number of bedrooms to eight. It is understood through correspondence with the Council's Housing Department that this property has been used as a HMO since 2006 and has been licensed as a seven person property since 25 th June 2007. The proposed development would fall foul of Policy M14 and the Council's Supplementary Parking Guidance 2004 (SPG) which stipulates that a four or more bedroom residential property should have a maximum provision of three spaces. Notwithstanding this, the current use does not comply with such standards. Moreover, Government guidance no longer requires councils to set maximum car parking standards. The Council has produced an interim Policy for Car Parking Standards in August 2014 that states that parking provision will be assessed on a case by case basis and the existing maximum parking standards within the SPG should be taken as guidance only. Officers consider, given the length of time the property has been occupied as a 7 person HMO and the sustainable location of the application site, that the increase in the number of bedrooms to 8 with the provision of 2 off street car parking spaces would not be materially harmful.	
Any other issues	None.
Conclusion	
The proposed development has been considered with regard to the impact on the design and character of the area and the host dwelling and the impact on neighbouring occupiers. Subject to the suggested planning condition, the proposed development complies with Policies GBSP2, D1, D2 and M14 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 (Statement of Council Policy), Supplementary Planning Guidance – Parking Standards 2004 (Statement of Council Policy), Interim Policy for Car Parking Standards and Garage Sizes 2014 (Statement of Council Policy) and the National Planning Policy Framework 2012.	

Conditions:

1. 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.

DRAWING NUMBERS

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

Plan Number	Revision Number	Details	Received Date
4027-OS2		Block plan	15 December 2016
4027-E01		Existing floor plans & Elevations	15 December 2016
4027-P01	B	Proposed floor plans & Elevations	15 December 2016
4027-OS1		Location plan	15 December 2016

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

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 Council's website or inspected at these offices).

Informatives:

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.

Determined By:

Mr A Mangham
2 February 2017

