

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2017/0056/HOUSE
Location: 9 West View Hatfield AL10 0PJ
Proposal: Erection of single storey rear and part side extension
Officer: Ms L Hale

Recommendation: Granted

6/2017/0056/HOUSE

Context			
Site and Application description	<p>The site is located on the east side of West View and consists of a semi-detached dwelling with an attached garage to the side. The properties along this row are similar in character and design.</p> <p>The application seeks planning permission for the erection of a single storey rear and part side extension. The extension would measure approximately 4.5 metres wide by 2.7 metres deep with a maximum height of 3.6 metres. The extension would feature a sloping roof and would be set in 1 metre from the boundary. The proposed would match the existing.</p>		
Constraints (as defined within WHDP 2005)	<p>PAR - PARISH (HATFIELD) Wards - Hatfield Central</p>		
Relevant planning history	None		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour letters		
Summary of neighbour responses	No responses received.		
Consultees and responses	No responses received.		
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 type="checkbox"/> M14 Others			
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 (if applicable): N/A			
Would the development reflect the character of the area?			

Yes No

Comment (if applicable):

Policies D1 and D2 seek high quality design to be reflected in the development and ensure the design is reflective of the character of the area and enhancing where possible. The policies are expanded within the Council's Supplementary Design Guidance (SDG) which requires the impact of a development to be assessed against bulk, scale and the manner in which the design is in keeping with the existing built area. The assessment criteria are generally consistent with a core principle of the National Planning Policy Framework (NPPF) that planning should seek high quality design.

The application seeks planning permission for the erection of a single storey rear and part side extension. The extension would measure approximately 4.5 metres wide by 2.7 metres deep with a maximum height of 3.6 metres. The extension is considered of modest size and would appear subordinate in scale to the existing dwelling. Part of the extension would be visible from the streetscene, above the existing garage but this is not considered to be harmful to the character and appearance of the streetscene.

The design of a sloping roof with matching tiles to the existing roof is considered to respect the character and appearance of the dwelling. The fenestration detailing is also considered to reflect those in the existing dwelling and is acceptable.

The proposed extension is considered to be of design that would complement the existing dwelling. The proposal would not have a detrimental impact on the character and appearance of the area and is in accordance with policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005.

Would the development reflect the character of the dwelling?

Yes No N/A

Comment (if applicable): See above

Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)

Yes No N/A

Comment (if applicable):

Policy D1 and the supplementary design guidance paragraph 5.2 (Section 5 Residential Extensions) states in part iii) the extension should not cause loss of light or be unduly dominant from adjoining properties, as a result of either, the length of projection, the height or the proximity of the extension. In addition paragraph 5.7 states that new extensions should be designed, orientated and positioned in such a way to minimise overlooking between dwellings.

No neighbour representations have been received.

The neighbouring properties are No. 8 and 10 West View. With regard to No.8 West View, this property sits to the south of the host site and is attached. The proposed single storey extension would be set in from the shared boundary by approximately 3.1 metres and is not considered to result in a detrimental loss of sunlight or appear overbearing. In addition, no side windows are proposed and so the privacy would be retained.

With regards to No.10 West View, this property sits to the north of the host dwelling. The proposed extension would be set in by approximately 1 metre from the boundary. Given the proposed size of the extension, as well as the single storey side extension along the shared boundary at No.10, it is not considered that there would be a detrimental loss of light or appear unduly dominant. No side windows are proposed and so there would be no increased overlooking or loss of privacy.

Overall, it is considered that the living conditions of the adjoining occupiers would be maintained to an acceptable level in accordance Policy D1 Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005.

Would the development provide / retain sufficient parking?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Comment (if applicable): No further bedrooms are proposed as a result of the extension, the parking situation will remain.	
Any other issues	N/A
Conclusion	
In conclusion, the proposed development would have an acceptable impact on the character and appearance of the existing property, its site and the surrounding area and the proposal would not result in any significantly detrimental impacts on the residential amenity of neighbouring properties. The proposal is therefore acceptable and is in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guide and the National Planning Policy Framework.	

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
MLP.16.P.01		Existing Floor, Roof, Block & site Plan	13 January 2017
MLP.16.P.02		Existing Elevations	13 January 2017
MLP.16.P.03		Proposed Ground Floor & Roof Plans	13 January 2017
MLP.16.P.04		Proposed Elevations & First Floor Plan	13 January 2017

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).

Determined By:

Mr A Mangham
9 March 2017