

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

**DELEGATED APPLICATION**

**Application No:** 6/2017/0491/HOUSE  
**Location:** 97 Bramble Road, Hatfield, AL10 9SB  
**Proposal:** Erection of a single storey front extension, two storey side extension and part single, part two storey rear extension.  
**Officer:** Mr D Elmore

**Recommendation:** Granted

6/2017/0491/HOUSE

<b>Context</b>	
<b>Site and Application description</b>	<p>The application site is located to the south of Bramble Road. The site comprises of a two storey semi-detached dwellinghouse with an attached garage located on an irregular shaped plot.</p> <p>This area of Bramble Road comprises mainly of semi-detached dwellings of a similar design, size and appearance to that of the application dwelling. A number of dwelling feature both two storey and first floor extensions.</p> <p>Planning permission is sought for the erection of a single storey front extension, two storey side extension and part single, part two storey rear extension.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<p>PAR - PARISH (HATFIELD)</p> <p>Wards - Hatfield Villages</p>
<b>Relevant planning history</b>	<p>Application Number: 6/2016/2012/HOUSE    Decision: Granted    Decision Date: 20 January 2017</p> <p>Proposal: Erection of single storey front extension, porch and first floor side extension</p> <p>Application Number: S6/2011/2782/FP    Decision: Granted    Decision Date: 10 February 2012</p> <p>Proposal: Erection of single storey rear extension, first floor side and single storey front extensions and loft conversion with skylight windows to front, side and rear elevations</p> <p>Application Number: S6/2010/2999/FP    Decision: Refused    Decision Date: 01 February 2011</p> <p>Proposal: Erection of single storey rear extension, first floor side and single storey front extensions, loft conversion with front, side and rear rooflights</p> <p>Application Number: S6/1979/0232/    Decision: Granted    Decision Date: 27 April 1979</p>

	Proposal: Extension to garage		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Neighbour letters		
<b>Summary of neighbour responses</b>	No responses		
<b>Consultees and responses</b>	Councillor Lynne Sparks – No response Councillor Howard Morgan – No response Councillor Duncan Bell – No response Hatfield Town Council – No response		
<b>Relevant Policies</b>			
<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 and Garage Sizes			
<b>Main Issues</b>			
<b>Is the development within a conservation area?</b>			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<b>Would the significance of the designated heritage asset be conserved or enhanced?</b>			
<input type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Comment:</b> N/A			
<b>Would the development reflect the character of the area?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Would the development reflect the character of the dwelling?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
<b>Comment:</b> This application proposes additional extensions to that recently granted under planning permission: 6/2016/2012/HOUSE. The additional extensions include: first floor rear extension and 'filling-in' of triangular shaped indent of the single storey side and rear extension.			
The proposed development would result in a substantial increase in the size and bulk of the existing dwelling. In terms of footprint, the proposal would represent an 88% increase (83% approved under: 6/2016/2012/HOUSE) and in terms of floor space, the proposal would represent a 97% increase (82% approved under: 6/2016/2012/HOUSE). Notwithstanding the above, the proposed extensions beyond that already approved are of a reflective design, the first floor rear extension has been set back in-excess of 1 metre from the common boundaries and the resultant dwelling would not be cramped within its plot. Furthermore, the first floor rear extension would be set down considerably from the principal roof so as to ensure that it remains subordinate in scale. As such, it is considered, on balance, that the proposed development is acceptable in this respect.			
External materials used in the extensions should match that of the host dwelling. This can be secured through planning condition.			
<b>Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Comment:</b> The proposed development would be overly dominant or result in loss of light, as a result of length of projection, height or proximity the adjoining/adjacent properties.			

Subject to the first floor window facing No. 95 Bramble Road being glazed in obscure glass and with restricted opening, in order to protect the levels of privacy currently enjoyed by the occupiers of this adjacent property. This can be secured through planning condition.

**Would the development provide / retain sufficient parking?**

Yes  No

**Any other issues** | None

**Conclusion**

Subject to the suggested planning conditions, the proposed development complies with local and national planning policies.

**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.

2. The first floor side window of the proposed development facing No. 95 Bramble Road shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened below a height of 1.7 metres above floor level, and shall be retained in that form thereafter.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

**DRAWING NUMBERS**

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

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
BR101-10	R/E	Existing Block Plan R1E	29 March 2017
		Site Location Plan	29 March 2017
BR102-1	R/E	Proposed Ground and First Floor Plans r1e	29 March 2017
BR101-5	R/E	Existing Elevations	29 March 2017
BR102-10	R/E	Proposed Block Plan	29 March 2017
BR102-2	R/E	Proposed Loft and Roof Plan	29 March 2017
BR101-1	R/E	Existing Ground and First Floor Plans	29 March 2017
BR102-5	R/E	Proposed Elevations	29 March 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).

**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  
22 May 2017