

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

DELEGATED APPLICATION

Application No: 6/2017/1200/HOUSE
Location: 5 Thornton Road Little Heath Potters Bar EN6 1JJ
Proposal: Erection of a single storey side and rear extension with the installation of 3 rooflights.
Officer: Mr R Adenegan

Recommendation: Granted

6/2016/1812/HOUSE

Context			
Site and Application description	<p>Application site comprises a two-storey mid-terrace dwelling house located on the northern side of Thornton Road in Little Heath. The property is within the developed area as designated in the Welwyn Hatfield District Plan 2005.</p> <p>Planning permission is sought for erection of ground floor side and rear extension. The proposed extension which has similar footprint and design concept as the scheme approved in October 2016, would have a side extension measuring approximately 1.42m wide and 4m deep, which is the depth of the existing single-storey rear element of the building. It would then extend rearward by 3.5m spanning approximately 4.6m including the approximately 3.2m wide existing single-storey rear element. The extension would be have a relatively large flat top with hip surround and roof light. It would be approximately 3.2m high with eaves level set at approximately 2.3m. Three roof lights are proposed in the roof slope.</p>		
Constraints (as defined within WHDP 2005)	<p>PAR - PARISH (NORTH MYMMS) Ward - Brookmans Park & Little Heath</p>		
Relevant planning history	<p>Planning Application Number: 6/2016/1812/HOUSE Decision: Granted Decision Date: 27 October 2016 Proposal: Erection of ground floor side and rear extension</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Consultation letters were sent to 6 neighbouring occupiers and properties		
Summary of neighbour responses	None.		
Town / Parish representations	North Mymms Parish Council: No comment.		
Consultees and responses	Councillor Stephen Boulton - No response		

	Councillor John Dean -	No response
	Councillor Jonathan Boulton -	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 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Comment (if applicable):		
Would the development reflect the character of the area?		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Comment (if applicable): Local Plan Policies D1 (Quality of Design) and D2 (Character and Context) aim to ensure a high quality of design and to ensure that development respects and relates to the character and context of the locality, maintaining and where possible enhancing the character of the existing area. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG) which requires the impact of a development to be assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing buildings and surrounding area. In addition, Chapter 7 of the National Planning Policy Framework (NPPF) emphasises the importance of good design in context and, in particular, paragraph 64 states permission should be refused for development of poor design that fails to improve the character and quality of an area and the way it functions.		
<p>This application which is similar to the scheme approved in October 2017 under planning reference 6/2016/1812/HOUSE seeks planning permission for the erection of ground floor side and rear extension, to be constructed of facing brickwork. This is considered to complement and reflect the existing dwelling, maintaining the existing character and appearance. It would be reasonable to attach a condition that the brickwork used in the existing dwelling match those proposed in the extension. Given its rear siting, and having regard to the terraced situation, it would not be readily visible from the streetscene and therefore is considered to maintain the character and appearance of the streetscene and surrounding area.</p> <p>Moreover, and in terms of ratio and built form, the property would also retain an acceptable amount of private rear amenity space for the use by occupiers and in such circumstances is not considered to result in overdevelopment.</p> <p>In light of the above, the proposed development would be acceptable in regards to Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 as well as the Supplementary Design Guidance 2005.</p>		
Would the development reflect the character of the dwelling?		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
Comment (if applicable):		
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): With regard to the impact on the amenity of adjoining neighbours, policy D1 and the SDG states that any extension should not cause loss of light or appear unduly dominant from an adjoining property.		
The impact of the proposed development should be assessed in regard to loss of day/sun/sky light, whether it is overbearing and will impact on outlook from an adjoining property and their privacy.		

With this in mind, the full brick wall to elevation facing No.3 Thornton Road will safeguard potential issues of loss of privacy and overlooking. Turning to the potential for loss of day/sun/sky light and as to whether it is overbearing, it is concluded that by virtue of its single-storey form, maximum 3.3m rear projection and gable wall of same height, no detrimental impact will result in terms of any impact on their living conditions.

Turning to the impact on No.7 Thornton Road, the existing mature landscaping and boundary wall detail in the immediate area of the extension and its associated windows will also safeguard potential issues of loss of privacy and overlooking. It is also noted that this property already has a similar extended structure in the form of a conservatory on their rear elevation. It is also of note that the nearest windows in the proposed extension will actually be high level designs. This will remove the opportunity or any sense of overlooking between the two properties, in particular the habitable kitchen window opposite at No.7.

No neighbour representations have been received, and in the above circumstances the imposition of conditions to secure obscure glazing and high level windows are not justified.

In light of the above, the proposal is considered to maintain the current living conditions of the adjoining occupiers and so complies with Policies D1 and D2 of the adopted Welwyn Hatfield District Plan 2005, the adopted Supplementary Design Guide and Section 7 of the NPPF.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

Any other issues

Conclusion

The proposal is considered to reflect and complement the existing dwelling in terms of design, and would therefore have an acceptable impact on the character and appearance of host site and the surrounding area. Furthermore, the proposal would not result in any significantly detrimental impacts on the living conditions currently enjoyed by neighbouring properties. The proposal is therefore acceptable and is in accordance with Policies D1 and D2 of the adopted Welwyn Hatfield District Plan 2005, the adopted Supplementary Design Guide and Section 7 of the NPPF.

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
475/2		Existing Elevations and Floor Plans	1 June 2017

475/3f	Proposed Elevations and Floor Plans	15 June 2017
p2b/112998/ 155913	Location Plan	1 June 2017
	Block Plan	15 June 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.
2. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.
3. The applicant is advised to take account the provisions of The Party Wall Act 1996 insofar as the carrying out of development affecting or in close proximity to a shared boundary.

Determined By:

Mrs L Hughes
10 August 2017