

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

DELEGATED APPLICATION

Application No: 6/2017/1318/HOUSE
Location: 151 Campion Road, Hatfield, AL10 9FL
Proposal: Erection of a single storey side and rear extension, side facing dormer window, roof lights, conversion of garage and replacement of existing garage door with window.
Officer: Mr D Elmore

Recommendation: Granted

6/2017/1318/HOUSE

Context	
Site and Application description	<p>The application site comprises a two storey link-detached dwelling contained as part of an L-shaped cul-de-sac of properties on the southern end of Campion Road, close to its junction with Hatfield Avenue. The dwelling is orientated in such a way that its principal elevation fronts Campion Road rather than the common cul-de-sac access.</p> <p>The surrounding area is characterised with predominately terraced and semi-detached dwellings and flats of similar style. The application dwelling is one of the larger dwellings within this whole housing development.</p> <p>The application dwelling was granted planning permission as part of a major housing scheme in the early 2000's (Ref: S6/2001/0577/FP). Condition 14 of the this permission outlined that garaging or car-parking spaces shall be kept available for that purpose and condition 16 removed Class A, B, D and F householder permitted development rights.</p> <p>Planning permission is sought for the erection of a single storey side and rear extension, side facing dormer window, roof lights, conversion of garage and replacement of existing garage door with window.</p> <p>This application is a re-submission following refused planning application – 6/2016/1829/HOUSE. The reasons for refusal are stated as follows:</p> <ol style="list-style-type: none"> 1. The proposed dormer and side extension, by virtue of their siting, size and bulk, would not respect the character or design of the dwelling, be subordinate in scale or be in keeping with the character and context of the immediate locality. The proposed side extension, by virtue of its size and bulk, would also reduce the space around the dwelling to such an extent that the dwelling would look cramped on its site. As such, these elements of the proposal would represent a poor standard of design contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan 2005. 2. The proposed side extension, by virtue of its siting, scale and depth, would be detrimental to the living conditions of No. 153 Campion Road resulting in an overly dominant and overbearing extension when viewed from the private amenity space of this neighbouring property. In addition, by way of its scale and positioning, the proposed side

	<p>extension would result in an unacceptable loss sunlight to the private rear amenity space of No. 153 Campion Road, impacting detrimentally on their living conditions. Accordingly, this element of the proposal is contrary to Policy D1 of the Welwyn Hatfield District Plan.</p> <p>The changes made from that refused are as follows:</p> <ul style="list-style-type: none"> • Single storey side extension reduce in depth by 0.4 metres and reduce in height by 0.6 metres; • Side dormer reduced in depth and height. 		
Constraints (as defined within WHDP 2005)	<p>PAR - PARISH (HATFIELD) - Distance: 0</p> <p>Wards - Hatfield Villages - Distance: 0</p> <p>HAT - Hatfield Aerodrome - Distance: 0</p>		
Relevant planning history	<p>Application Number: 6/2016/1829/HOUSE Decision: Refused Decision Date: 21 November 2016</p> <p>Proposal: Erection of single storey side extension, side facing dormer window, single storey rear infill extension, roof alterations, roof light, sky light, conversion of garage and replacement of existing garage door with window.</p> <p>Application Number: S6/2001/0577/FP Decision: Approval Subject to s106 Decision Date: 24 July 2003</p> <p>Proposal: RESIDENTIAL DEVELOPMENT COMPRISING 370 DWELLINGS, NEW ROADS, CYCLEWAYS, FOOTPATHS, LANDSCAPING AND PUBLIC OPEN SPACE. (REVISION TO PLANNING PERMISSION S6/1999/0884/FP)</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour letters sent		
Summary of neighbour responses	None		
Consultees and responses	<p>Councillor Lynne Sparks – No response</p> <p>Councillor Duncan Bell – No response</p> <p>Hatfield Town Council – No response</p>		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input 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			
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: N/A	
Would the development reflect the character of the area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment: The proposed dormer would be subservient to the roof of the property and be in proportion to the existing fenestrations of the property. The reductions in the scale of the proposed single storey side extension ensures that the extensions would not appear cramped within its plot. Subject to external materials matching the existing dwelling, it is considered that the proposal is acceptable and successfully overcomes the first reason for refusal of planning application: 6/2016/1829/HOUSE.	
Would the development reflect the character of the dwelling?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment: See above	
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment: The reduction in the depth and height of the proposed side/rear extension would not be unduly dominant or result in any adverse loss of light from No. 153 Campion Road. As such, this element of the proposal is acceptable and successfully overcomes the second reason for refusal of planning application: 6/2016/1829/HOUSE.	
Would the development provide / retain sufficient parking?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment: Considered acceptable under ref: 6/2016/1829/HOUSE and unchanged under this proposal.	
Any other issues	None
Conclusion	
Subject to the suggested planning condition, the proposed development complies with relevant 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.

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
07		Location and Block Plan	15 June 2017
01		Existing Ground & First Floor Plans	15 June 2017
02		Existing Roof Plan & 3D View	15 June 2017
03		Existing Elevations	8 June 2017
04		Ground & First Floor	15 June 2017

05		Proposed Plans - REV A Second Floor & Roof	15 June 2017
06	A	Proposed Plans - REV A Proposed Elevations	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.

Determined By:

Mr C Carter
10 August 2017