

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

DELEGATED APPLICATION

Application No: 6/2017/1765/HOUSE
Location: 36 Bluebell Way Hatfield AL10 9FJ
Proposal: Erection of single storey rear extension and conversion of garage to habitable space following demolition of existing orangery
Officer: Ms L Hale

6/2017/1765/HOUSE

Context			
Site and Application description	<p>The site consists of a two storey detached dwelling with an integral garage located on the north east side of Bluebell Way. The property benefits from a rear conservatory.</p> <p>The application seeks planning permission for the erection of a rear extension with a sloping roof and 3 roof lights measuring 4.2 metres deep by 8.3 metres wide and a maximum height of 3.3 metres. The extension would be constructed of matching materials. The proposal also includes the conversion of the integral garage to habitable space with the installation of a ground floor window to match those existing. The existing conservatory would be demolished.</p> <p>Permitted development rights have been removed from the property.</p>		
Constraints (as defined within WHDP 2005)	<p>LCA - Landscape Character Area (De Havilland Plain) PAR - PARISH (HATFIELD) Wards - Hatfield Villages A4D - Article 4 HMO Direction HAT - Hatfield Aerodrome</p>		
Relevant planning history	<p>Application Number: S6/1999/0971/FP Decision: Approval Subject to s106 Decision Date: 30 June 2000</p> <p>Proposal: Erection of 144 houses and 26 flats with associated access roads, garages, parking areas and public open spaces, cycleways and footways</p> <p>- PD rights removed - Schedule 2 Part 1 Classes A,B,D,F & Part 2 A,B</p> <p>Application Number: S6/2002/0967/FP Decision: Granted Decision Date: 04 October 2002</p> <p>Proposal: Erection of 46 dwellings (amendments to planning approval ref. S6/1999/971/FP)</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour letters		
Summary of	N/A		

neighbour responses	
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 checked="" type="checkbox"/> M14 Others: SDG, SPG, Interim Policy for Car Parking Standards	
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 checked="" 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):	
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):	
Would the development provide / retain sufficient parking?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Comment (if applicable):	
<p>Policy M14 requires parking provisions to be made in accordance to standards set out in the Council's Supplementary Parking Guidance (SPG) Parking Standards 2004. The SPG identifies the application site as being outside a designated zone which is described as "elsewhere". A 4 bedroom property would require 3 on-site parking spaces.</p> <p>The proposal would result in the conversion of the existing garage, which would result in the loss of one parking space. However, it is noted that the site benefits from a hardstanding which could accommodate 3 car parking spaces using the guidelines of 2.4m by 4.8m per space. Therefore, the proposal would comply with Policies D1 and M14 of the District Plan and the Interim Policy for Car Parking Standards and Garage Sizes 2014.</p>	
Any other issues	N/A
Conclusion	
<p>The proposed development would be constructed of matching materials and would be subordinate in scale to the existing dwelling. The proposal 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 living conditions of neighbouring occupiers. 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 2005 and the National Planning Policy Framework 2012.</p>	

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
4204-OS2	A	Block Plan	10 August 2017
4204-E01		Existing Floor Plans & Elevations	10 August 2017
4204-P01	A	Proposed Floor Plans & Elevations	10 August 2017
4204-OS1	A	Location Plan	10 August 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 M Peacock
5 October 2017