

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

DELEGATED APPLICATION

Application No: 6/2017/2327/HOUSE
Location: 20 Bluebell Way Hatfield AL10 9FJ
Proposal: Erection of single storey rear extension and rear patio
Officer: Mr William Myers

Recommendation: Granted

6/2017/2327/HOUSE

Context			
Site description	The site is located immediately to the north of the junction between Bluebell Way and Great Braitch Lane. The property is detached two storey dwellinghouse with a modest front garden and a larger rear garden.		
Constraints (as defined within WHDP 2005)	GB - Greenbelt - Distance: 35.14 PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield Villages - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 HAT - Hatfield Aerodrome - Distance: 0		
Relevant planning history	Planning Application Number: S6/1999/0971/FP Decision: Approval Subject to s106 Decision Date: 30 June 2000 Proposal: Erection of 144 houses and 26 flats with associated access roads, garages, parking areas and public open spaces, cycleways and footways Application Number: S6/2002/0967/FP Decision: Granted Decision Date: 04 October 2002 Proposal: Erection of 46 dwellings. (amendments to planning approval ref. S6/1999/971/FP)		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Consultees and responses	None		

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 type="checkbox"/> M14 <input checked="" type="checkbox"/> Supplementary Design Guidance <input type="checkbox"/> Supplementary Parking Guidance <input type="checkbox"/> Interim Policy for car parking and garage sizes 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 checked="" type="checkbox"/> No	
Comment (if applicable):	
Would the development reflect the character of the area?	
<input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Comment (if applicable):	
Any other issues	
Conclusion	
It is considered that as a consequence of the proposal's limited scale and size that it is subordinate to the existing building. As it is well set in from any of the properties boundaries it is considered that the proposal will have no negative impacts on neighbouring properties. It is considered that subject to a condition being added, that the proposed extension should be constructed out of matching materials, that the proposal is in accordance with Policies D1 and D2, the Council's Supplementary Design Guide and the NPPF, and should be approved.	

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
4232-E01		Plans & Elevations as Existing	11 October 2017
4232-P01		Plans & Elevations as Proposed	11 October 2017
4232-OS1	A	Site Location Plan	11 October 2017
4232-OS2	A	Block Plan	11 October 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 Michael Robinson
5 December 2017