

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

DELEGATED APPLICATION

Application No: 6/2018/0139/HOUSE
Location: 3 Birchwood Avenue, Hatfield, AL10 0PL
Proposal: Erection of single storey rear and side extension, following demolition of existing rear conservatory, car port and rear outbuilding.
Officer: Mr David Elmore

Recommendation: Granted

6/2018/0139/HOUSE

Context			
Site and Application description	<p>The application site is located on the northern side of Birchwood Avenue and comprises a semi-detached dwelling with attached garage, domestic front driveway/garden and rear garden. A detached outbuilding is also located in the rear garden abutting the shared boundary.</p> <p>The area is predominately residential in character and features similarly sized and designed properties facing in either render or red brick.</p> <p>The original dwelling has been enlarged through a 3.8m deep single storey rear 'conservatory-like' extension with mono-pitch roof, which is in an overall very poor state. No planning history exists for the addition, however it does appear to have been in place for some time.</p> <p>Planning permission is sought for the erection of a single storey rear and side 'wrap-around' extension, following demolition of the existing conservatory, car port and rear outbuilding. The proposed extension would be faced in white render (to match existing) with a flat roof. The rear façade of the proposed extension would also feature a horizontal timber clad sliding panel.</p>		
Constraints (as defined within WHDP 2005)	PAR - PARISH (HATFIELD) Wards - Hatfield Central		
Relevant planning history	None		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour letters sent		
Summary of neighbour responses	No representations received		
Consultees and responses	No representations 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 type="checkbox"/> M14			

<input checked="" type="checkbox"/> Supplementary Design Guidance (SDG) <input type="checkbox"/> Supplementary Parking Guidance <input type="checkbox"/> 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	
Would the development reflect the character of the dwelling?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment: The proposed extension would be subordinate in scale to the host dwelling and its character and design would be maintained. The extension would be faced in white render to match existing and the elements of horizontal timber cladding would be insignificant and indiscernible from the street-scene. Grey aluminium windows would be installed on the rear façade. Whilst these would not match the existing white uPVC windows, no harm would be caused to the appearance of the existing dwelling given their location. Subject to the proposed extensions having a matching render facing, guttering and soffits to the existing dwelling, the proposed development would represent an acceptable standard of design, in accordance with Policies D1 and D2 of the Local Plan, the SDG and NPPF.	
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: The only properties which may be affected by the proposed development are the immediate neighbours (Nos: 1 & 5 Birchwood Avenue). All other properties are sufficiently separated from the site so as to remain unaffected by the proposal.	
<u>No. 1 Birchwood Avenue</u>	
This property is the semi-pair to the subject dwelling. The proposed rear extension would be almost flush to the shared boundary with No. 1, have a depth of 4m and height of 2.95m. A standard approx. 1.8m high close boarded fence delineates the rear gardens. It is not considered that this extension would appear unduly dominant or result in any adverse loss of light from this adjoining properties, having regard to its scale, location, existing hard boundary treatment and the fact that it would replace a similarly sized extension.	
<u>No. 5 Birchwood Avenue</u>	
This property benefits from a 4.5m deep single storey rear extension with hipped roof. The proposed rear extension element would be set-in 1.4m from the shared boundary with No. 5 and would not project beyond the rear extension of this adjacent property.	
The proposed side extension would be in a similar footprint and have a height of 3.1m.	
Taking account of the above, it is not considered that the proposed development would be unduly dominant or result in any adverse loss of light from this adjacent property.	
Would the development provide / retain sufficient parking?	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Any other issues	None
Conclusion	
Subject to the suggested planning condition, the proposed development would accord with relevant local and national planning policies.	

Conditions:

1. The render, guttering and soffits of the approved extensions must match the existing dwelling 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
1714_PL01		Existing Floor Plans	17 January 2018
1714_PL03		Proposed Floor Plans	17 January 2018
1714_PL02		Existing Elevations	17 January 2018
1714_PL04		Proposed Elevations	17 January 2018
1714_PL05		Existing & Proposed Block Plans	17 January 2018
1714_LP01		Location Plan	17 January 2018

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 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.
3. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.

Determined By:

Mr Mark Peacock
14 March 2018