

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

DELEGATED APPLICATION

Application No: 6/2018/0369/HOUSE
Location: 113 Champion Road Hatfield AL10 9FL
Proposal: Erection of a single storey rear extension
Officer: Mr Richard Sakyi

Recommendation: Granted

6/2018/0369/HOUSE

Context			
Site and Application description	<p>The application site comprises of a two-storey terrace dwelling which is finished in part rendered and part red facing brick under a hipped plain tile roof. The property is set back from the highway with a driveway and car parking area at the frontage and is among a row of eight dwellings situated on the east side of Champion Road. The area is characterised by two-storey terrace properties with open-plan frontages.</p> <p>Planning permission is sought for the erection of single-storey rear extension with flat roof. The proposed extension would measure approximately 3m deep x 4.3m wide to form an enlarged living/dining room.</p>		
Constraints (as defined within WHDP 2005)	<p>PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield Villages - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 CP - Cycle Path (Cycle Facility / Route) - Distance: 12.35 HAT - Hatfield Aerodrome - Distance: 0</p>		
Relevant planning history	<p>Application Number: S6/1999/0884/FP Decision: Approval Subject to s106 Decision Date: 30 June 2000 Proposal: Residential development comprising 370 dwellings, new roads, cycleways, footpaths, landscaping and public open space</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity			
Summary of neighbour responses	None received		
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 checked="" type="checkbox"/> GBSP2 <input checked="" type="checkbox"/> M14 <input checked="" type="checkbox"/> Supplementary Design Guidance <input checked="" type="checkbox"/> Supplementary Parking Guidance <input checked="" 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 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):
<p>The impact on the character and appearance of the existing property and the surrounding area (Policies GBSP2, D1, D2 of the Welwyn Hatfield District Plan 2005 and Section 7 of the NPPF 2012).</p> <p>Policy GBSP2 of the Welwyn Hatfield District Plan 2005 notes that development within the specified settlements will be limited to that which is compatible with the maintenance and enhancement of their character and the maintenance of their Green Belt boundaries. Policy D1 requires the standard of design in all new development to be of a high quality and Policy D2 requires all new development to respect and relate to the character and context of the area in which it is proposed. It notes that development proposals should as a minimum maintain, and where possible, should enhance or improve the character of the existing area. The Welwyn Hatfield District Plan Supplementary Design Guidance (SDG) supplements the policies contained in the District Plan.</p> <p>The proposed extension would be located to the rear of the host dwelling. The proposed flat roof extension would not be visible within the street scene. The size and design would not be a prominent feature so would not be a detrimental feature within the streetscene.</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):
<p>The proposed single storey rear extension would be subordinate to the host dwelling and would not detract from character of the dwelling. The proposed materials are to match the existing dwelling so on balance, it is considered that the design would relate well to the host dwelling and it follows that there is no conflict with Policies GBSP2, D1 and D2 of the adopted Welwyn Hatfield District Plan 2005 insofar as these seek to ensure that development is designed to a high quality, respects local character and context and is compatible with the character of Hatfield. The proposal further complies with the National Planning Policy Framework in terms of design.</p>
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):
<p>The main property that would be affected is the adjoining property located on the north of the application property. There is a patio door on the ground floor at a distance of approximately 0.5m from the shared boundary of the application property which appears to serve a habitable room. Notwithstanding the above, the proposed extension with a maximum depth of 3m with a flat roof is considered acceptable. Furthermore, no windows would be inserted in the side elevation, therefore it is considered that there would be no adverse impact on loss of amenities in terms of overlooking, sun/daylight, outlook or privacy on the present level of amenity enjoyed by number 111 Campion Road to warrant the refusal of planning permission.</p>
Would the development provide / retain sufficient parking?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment (if applicable):

Any other issues	None
Conclusion	
Subject to a planning condition to ensure matching materials are used in the construction of the proposed extension it is considered that the design would adequately respect and relate to the existing dwelling and the surrounding area. The impact on the residential amenity of neighbouring properties is also considered to be acceptable. The proposed development is therefore considered to be in accordance with the National Planning Policy Framework and the Welwyn Hatfield District Plan 2005 and the requirements of the Supplementary Design Guidance 2005.	

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
HOR.JAN.18 A		Existing & Proposed Plans	23 February 2018
Location Plan		Location Plan	8 March 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. 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.
2. 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
1 May 2018