

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

DELEGATED APPLICATION

Application No: 6/2018/0726/HOUSE
Location: 45 Daisy Drive Hatfield AL10 9FR
Proposal: Erection of two rear dormer windows to facilitate loft conversion.
Officer: Mr David Elmore

Recommendation: Granted

6/2018/0726/HOUSE

Context	
Site and Application description	<p>45 Daisy Drive is an end of terrace dwelling located within the established residential area, originally part of the site of the old Hatfield Aerodrome.</p> <p>Planning permission is sought for the erection of 2no rear dormer windows to facilitate a loft conversion.</p> <p>The overarching planning permission for the residential estate revoked permitted development rights for dwelling under Classes A, B, D and F of Part 1 and Classes A & B of Part 2 to Schedule 2.</p> <p>The original description also included a front roof-light, however as Class C permitted development rights have not been revoked, the proposed roof-light does not require planning permission. The application description has been amended accordingly with the formal agreement of the applicant.</p>
Constraints (as defined within WHDP 2005)	<p>PAR - PARISH (HATFIELD)</p> <p>Wards - Hatfield Villages</p> <p>A4HD - Article 4 HMO Direction</p> <p>HAT - Hatfield Aerodrome</p>
Relevant planning history	<p>Application number: S6/2001/1338/FP Decision: Granted Decision date: 28 March 2002 Proposal: Residential development comprising of 200 dwellings, new road, cycle ways, footpaths, landscaping and public open space. (Revisions to planning permissions S6/1999/0884/FP and S6/2001/0577/FP) (Permitted development rights removed Classes A, B, D or F of Part 1 or Classes A or B of Part 2 to Schedule 2)</p> <p>Application number: S6/2001/0577/FP Decision: Granted Decision date: 26 March 2002 Proposal: Residential development comprising 370 dwellings, new roads, cycleways, footpaths, landscaping and public open space.</p> <p>Application number: S6/1999/0884/FP Decision: Granted</p>

	Decision date: 30 June 2000 Proposal: Residential development comprising 370 dwellings, new roads, cycleways, footpaths, landscaping and public open space		
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 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: Policy SP9 of the Emerging Local Plan.			
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: Subject to the external materials of the dormer windows matching the existing roof and windows of the existing dwelling in terms of colour and texture, the proposal is considered acceptable in design terms.			
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Would the development provide / retain sufficient parking?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment: The smallest existing bedroom at first floor level would be reduced in floor area, thereby rendering it incompatible as a bedroom. Therefore, whilst the loft conversion would accommodate a bedroom, the dwelling would remain as a 3-bed and additional car parking provision is not required.			
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 roof tile, hanging tile and windows of the approved development 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 Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Policy SP9 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework 2012.

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
JD-002-18	B	Proposed Elevations, Floor Plans, Roof Plan, Section and Site Block Plan	7 June 2018
JD-001-18	A	Existing Elevations, Floor Plans, Roof Plan and Truss Section	26 March 2018
Location Plan		Site Location Plan	19 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. 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 Mark Peacock
8 June 2018