

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

**DELEGATED APPLICATION**

**Application No:** 6/2018/0752/HOUSE  
**Location:** 23 Walker Grove Hatfield AL10 9PL  
**Proposal:** Erection of a front porch, single storey rear extension and link to garage following the demolition of existing conservatory, as well as the installation of a front window to facilitate garage conversion to habitable space  
**Officer:** Mr Richard Sakyi

**Recommendation:** Granted

6/2018/0752/HOUSE

<b>Context</b>			
<b>Site and Application description</b>	<p>Number 23 Walker Grove comprises a two-storey detached property with further accommodation within the roof space. The dwellinghouse is situated on the south side of Walker Grove which is a cul-de-sac in a residential area of Hatfield.</p> <p>Planning permission is sought for the erection of a front porch, single storey rear extension and link to garage following the demolition of existing conservatory, as well as the installation of a front window to facilitate garage conversion to habitable space.</p>		
<b>Constraints (as defined within WHDP 2005)</b>	<p>GB - Greenbelt - Distance: 9.41          LCA - Landscape Character Area (De Havilland Plain) - Distance: 0          PAR - PARISH (HATFIELD) - Distance: 0          Wards - Hatfield Villages - Distance: 0          A4HD - Article 4 HMO Direction - Distance: 0          HAT - Hatfield Aerodrome - Distance: 0</p>		
<b>Relevant planning history</b>	None		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>			
<b>Summary of neighbour responses</b>	None received		
<b>Consultees and responses</b>	<p><b>Hatfield Town Council</b> – The Council has no objection to this application provided that the applicant does not intend to use it as an HMO. The Council request that a condition is placed on approval ensuring that the property is not used as an HMO of any type.</p> <p><b>Hertfordshire County Council Highways</b> – No objection as the proposal is unlikely to have a material impact to highway safety and capacity.</p>		
<b>Relevant Policies</b>			

NPPF  
 D1    D2    GBSP1    GBSP2    M14  
 Supplementary Design Guidance    Supplementary Parking Guidance    Interim Policy for car parking and garage sizes  
 Others:

Draft Local Plan Proposed Submission August 2016

SP4 Travel and Transport  
 SP9 Place Making and High Quality Design  
 SADM 2 Highway Network and Safety  
 SADM 11 Amenity and Layout  
 SADM 12 Parking, Servicing and Refuse

**Main Issues**

<b>Design (form, size, scale, siting) and Character (appearance within the streetscene)</b>	The design, size and siting of the proposed extensions including the front porch are considered acceptable with regard to the site and its immediate surroundings.
<b>Impact on neighbours</b>	It is considered that the proposal would by virtue of its size, scale and siting would not have any significant adverse impact on the present level of amenities of the neighbouring properties to warrant a refusal of planning permission.
<b>Access, car parking and highway considerations</b>	<p>The County highway Officer has indicated that there is no objection as the proposal is unlikely to have a material impact to highway safety and capacity.</p> <p>Notwithstanding the above, paragraph 39 of the NPPF states that if setting local parking standards authorities should take into account the accessibility of the development, the type, mix and use of the development, availability of public transport; local car ownership levels and the overall need to reduce the use of high emission vehicles. Saved Policy M14 of the District Plan and the Parking Standards SPG use maximum standards and are not consistent with the NPPF and are therefore afforded less weight. In August 2014 the Cabinet Housing and Planning Panel approved the Interim Policy for Car Parking Standards and Garage Sizes document. This document identifies the car parking standards set out in the SPG Parking Standards as guidelines rather than maximums and states that parking provision will be assessed on a case by case basis.</p> <p>The Council's Car Parking Standards SPG identifies the application site as being within zone 4 where residential dwellings with four or more bedrooms typically require three car parking spaces. Although it is accepted that the site is accessible to some facilities, it does not form one of the most accessible parts of the Borough and is not comparable to the town centres. The application site is located outside of a convenient walking distance from the nearest train station.</p> <p>The dwellinghouse, as originally designed, has a provision of three car parking spaces - one single space within the garage and two parking spaces on the hardstanding in front of the garage which is an integral part of the design of this development. The proposed development would reduce the amount of parking spaces by one, retaining only two spaces for the four bedroom dwelling.</p> <p>The loss of the use of the garage would not be compensated for by the</p>

	<p>provision of additional parking space within the site. Although a space could be created at the frontage of the site (front garden), it is considered that this would impact adversely on the existing landscaping of the site which is linked with the adjoining property. Furthermore it would only create a diagonal space. This is because, the existing grass area at the front appears to be inadequate by virtue of its limited depth. As a result, the imposition of a planning condition requiring the creation of additional space would not be ideal and would not meet the test specified in the National Planning Policy Framework.</p> <p>Furthermore, the area is tightly controlled by resident parking scheme which is intended to deter non-resident parking in the area. In this circumstance it is considered that the potential for a displaced vehicle being parked on-street would be limited and as such there would be limited impact on the character and appearance of the area and the surrounding residential development.</p> <p>In coming to this conclusion, consideration has also been given to the fact that no changes are proposed to the existing access arrangements and the County Council Highways Officer has no objection subject to suggested informatives. Whilst the existing garage is to be converted to habitable accommodation, resulting in the loss of an off-street parking spaces, the remaining two parking spaces are sufficient for the extended dwelling. Furthermore, whilst cycle storage has not been shown on the submitted drawings, it is noted that a side access to the rear garden of the dwelling would be retained within which a shed (or similar) could be provided. It is therefore not necessary for a planning condition requiring details of cycle storage to be approved by the Local Planning Authority.</p>
<b>Landscaping Issues</b>	None
<b>Any other considerations</b>	None
<b>Conclusion</b>	
Subject to the suggested planning condition regarding matching external materials, the proposed development complies with relevant local and national planning policies.	

**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:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
WG_P_003	A	Proposed Floor Plans & Elevations	23 March 2018
WG_P_004	A	Proposed Roof Plans &	23 March 2018

		Sections	
WG_P_002	A	Existing Plans & Elevations	23 March 2018
WG_P_001	A	Site Location & Block Plan	23 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.
2. The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.
3. It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.
4. It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

**Determined By:**

Mr Chris Carter  
18 May 2018