

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

**DELEGATED APPLICATION**

**Application No:** 6/2018/1218/HOUSE  
**Location:** 31 Selwyn Crescent Hatfield AL10 9NL  
**Proposal:** Erection of a first floor side and single storey rear extension  
**Officer:** Mrs Kerrie Charles

**Recommendation:** Granted

6/2018/1218/HOUSE

<b>Context</b>	
<b>Site and Application description</b>	<p>No.31 Selwyn Crescent is a two storey semi-detached dwelling located on the northern side of the crescent. The dwelling has been previously extended with a side extension and front porch.</p> <p>The proposal is a resubmission following planning applications 6/2018/0225/HOUSE which was refused 21 March 2018 for “Erection of first floor side extension and single storey rear extension” and 6/2017/1476/HOUSE, which was refused 3 October 2017 for “Erection of a first floor front and two storey side and rear extensions”.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<p>Listed Building – 44.14m            Parish (HATFIELD)            Wards - Hatfield Villages            Article 4 HMO Direction            No known habitats present (medium priority for habitat creation)</p>
<b>Relevant planning history</b>	<p>Application Number: 6/2018/0225/HOUSE            Decision: Refused            Decision Date: 21 March 2018            Proposal: Erection of first floor side extension and single storey rear extension            Reason for refusal:</p> <p>“The proposed development, by virtue of its scale and proximity to the flank boundary, would result in overdevelopment across the plot width and depth of site, would fail to reflect the established spacing of dwellings adjacent to and in the immediate locality of the site and represents an incongruous addition relative to the character and design of dwellings in the street scene. Accordingly, this proposal represents a poor standard of design contrary to Policy D1, D2 and GBSP2 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance (Statement of Council Policy 2005) and relevant parts of the National Planning Policy Framework 2012.”</p> <p>Application Number: 6/2017/1476/HOUSE            Decision: Refused            Decision Date: 03 October 2017            Proposal: Erection of first floor front, side and rear extensions</p>

	Application Number: S6/1988/0216/FP Decision: Granted Decision Date: 11 April 1988 Proposal: Single storey side extension to form garage and front porch		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 1
<b>Publicity</b>	Press Advert Display Date: 23 May 2018 Press Advert Expiry Date: 6 June 2018		
<b>Summary of neighbour responses</b>	No. 33 Selwyn Crescent has confirmed "no objection".		
<b>Consultees and responses</b>	None		
<b>Relevant Policies</b>			
<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 <input checked="" type="checkbox"/> Supplementary Parking Guidance <input checked="" type="checkbox"/> Interim Policy for car parking and garage sizes			
<b>Main Issues</b>			
<b>Design (form, size, scale, siting) and Character (appearance within the streetscene)</b>	<p>This proposal follows refused planning applications 6/2018/0225/HOUSE with the main difference being a change to the design of the roof, whereby a hipped roof is proposed sloping away from the flank elevation of the building in place of a gable ended roof. This arrangement is considered to be more sympathetic to the character of the application dwelling and would reflect the existing extensions to neighbouring properties.</p> <p>A number of neighbouring properties within the immediate vicinity feature two storey side extensions of various designs, including Nos.20, 24, 26, 28, 29, 31, 33, 35, 47 and 51 Selwyn Crescent and also several other properties within the wider area. Whilst the proposal is still for a large extension, having regard to other extensions on the surrounding area together with the redesign of the roof, it would not appear unduly conspicuous or dominant within the streetscene.</p> <p>In regards to the width of the proposed extension, the submitted application drawings show that a minimum of 1m separation distance would be maintained between the first floor of the extension and the flank site boundary. This level of separation is considered to be in keeping with existing spacing within the streetscene and would not result in an overly cramped appearance.</p> <p>Due to its position, the single storey rear extension would not be readily visible from any public vantage point and therefore would have no discernable impact on the character of the area or the visual amenity of the street scene.</p> <p>Overall, subject to a planning condition regarding matching materials, it is considered that the design of the resulting dwelling would adequately respect and relate to the character of the area. The extensions are therefore considered to be in accordance with the National Planning Policy</p>		

	Framework; Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005 (Statement of Council Policy).
<b>Impact on neighbours</b>	<p>The neighbour most likely to be affected by the proposal is No.33 Selwyn Crescent. The proposed development would extend further back beyond the adjacent property. Although the development would be within closer proximity to the common boundary, the first floor element, would not be unduly dominant or result in loss of light to this adjacent property to warrant a refusal in this regard.</p> <p>In terms of privacy, a new first floor side window serving a bedroom would be installed. This window would present views towards No. 29. As such, in the event of a grant of planning permission, it would be considered necessary and reasonable for this window to be glazed in obscure glass and have a restricted level of opening in order to maintain the levels of privacy enjoyed by the occupier(s) of No. 29. With regard to No. 33, there are no first floor windows proposed that would face to the side of this property. Additionally, window positions at the front and rear would have only oblique views towards the rear gardens of neighbouring properties and are not considered to cause an undue loss of privacy to warrant a refusal in this regard.</p> <p>This property is attached to the host dwelling. It is not considered that the proposed development being single storey would result in a detrimental impact on the residential amenity of this neighbouring occupier in terms of loss of light, appearing unduly dominant or result in an impact on privacy.</p> <p>Overall, it is considered that the living conditions of the adjoining occupiers are maintained to an acceptable level in accordance Policy D1 Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005</p>
<b>Access, car parking and highway considerations</b>	The amount of bedrooms within the dwelling has increase by one. The site provides parking for approximately two spaces and although it is advised that within Zone 3, that a four bedroom dwelling should provide three spaces, it is considered that there would be sufficient on-street parking if required.
<b>Landscaping Issues</b>	<p>There are a number of trees along the boundary of No.31 and 33 Selwyn Crescent which could be harmed if development were to be approved. Although the trees do not have a high amenity value, one or more of the trees do not stand within the application site. There is no indication that the application has considered these trees through an Arboricultural Implication Report. It is also possible that a neighbouring tree will physically encroach onto the proposed extension, this conflict does not appear to have been considered.</p> <p>Should the application be approved a condition should be placed on the permission requiring the applicant to submit a Tree Protection Statement for the tree(s) either on, adjacent to, or on the roadside. It should cover how the applicant will ensure the tree parts, both above or below ground, will not be directly or indirectly damaged.</p> <p>The scale of the document should reflect the importance of the trees in the landscape and the size of the building works. The statement should reflect BS5837:2012 (Trees in relation to design, demolition and construction - Recommendations). For example, to avoid root damage by soil compaction, all site vehicles shall not park or drive on the verges. This Statement shall be submitted to the Council for approval before any works start on site.</p>

<b>Any other considerations</b>	The application site is located to the rear of The Comet Hotel which is a Grade II Listed Building. The Listed Building is approximately 70m away from No.31 Selwyn Crescent and both buildings are separated by the hotel car park and the residential garden, which are well screened by mature trees such that there is unlikely to be any inter-visibility between the two buildings. Therefore the setting of the heritage asset (the listed building) would be preserved.
<b>Conclusion</b>	
The proposal has overcome the reason for refusal of 6/2018/0225/HOUSE and is in accordance with the National Planning Policy Framework; Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005 (Statement of Council Policy).	

**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.

2. No development shall take place until full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

The landscaping details to be submitted shall include: existing trees, hedges or other soft features to be retained and a method statement showing tree protection measures to be implemented for the duration of the construction.

The scale of the document should reflect the importance of the trees in the landscape and the size of the building works. The statement should reflect BS5837:2012 (Trees in relation to design, demolition and construction - Recommendations). For example, to avoid root damage by soil compaction, all site vehicles shall not park or drive on the verges.

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policies GBSP2, D2 and D8 of the Welwyn Hatfield District Plan 2005.

3. The upper floor side window located in the western elevation facing towards No. 29 Selwyn Crescent of the extension hereby approved must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall be retained in that form thereafter.

REASON: To protect the residential amenity and living conditions of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

## DRAWING NUMBERS

4. 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>
1267:01		Existing Plans	9 May 2018
1267:02A		Proposed Plans	9 May 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 paragraph 38 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. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.

### **Determined By:**

Mrs Sarah Smith  
27 July 2018