

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

**DELEGATED APPLICATION**

**Application No:** 6/2018/1591/HOUSE  
**Location:** 397 St Albans Road West Hatfield AL10 9RU  
**Proposal:** Erection of a part single, part two storey side and rear extension  
**Officer:** Ms Lucy Hale

**Recommendation:** Granted

6/2018/1591/HOUSE

<b>Context</b>	
<b>Site and Application description</b>	<p>The application site is located on the south west side of St Albans Road West and consists of a two storey semi-detached dwelling which benefits from a side extension. The streetscene is residential in character featuring properties of similar style and design.</p> <p>The application seeks planning permission for the erection of a part single, part two storey side and rear extension.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<p>LCA - Landscape Character Area (De Havilland Plain)          PAR - PARISH (HATFIELD)          Wards - Hatfield Villages          WCCF - Watling Chase Community Forest</p>
<b>Relevant planning history</b>	<p>Application Number: S6/1976/0258/          Decision: Granted          Decision Date: 23 June 1976          Proposal: Ground floor rear extension</p> <p>Application Number: S6/1991/0020/FP          Decision: Granted          Decision Date: 28 January 1991          Proposal: Single storey extension to garage</p> <p>Application Number: 6/2017/1364/PN8          Decision: Prior Approval Refused          Decision Date: 09 August 2017          Proposal: Prior approval for the erection of a single storey rear extension measuring 4.5m in depth, 3.6m in height and 2.55m to the eaves.</p> <p>Application Number: 6/2017/2453/PN8          Decision: Prior Approval Not Required          Decision Date: 30 November 2017          Proposal: Prior approval for the erection of a single storey rear extension measuring 4.5m in depth, 3.6m in height and 2.55m to the eaves</p> <p>Application Number: 6/2018/1367/LAWP          Decision: Granted          Decision Date: 19 July 2018</p>

	Proposal: Certificate of lawfulness for a hip to gable loft conversion with rear dormer window and two rooflights		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 1	Object: 0	Other: 0
<b>Publicity</b>	Neighbour letters		
<b>Summary of neighbour responses</b>	395 St Albans Road West      Comment: In keeping with extensions already made to adjoining properties		
<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 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			
<u>Draft Local Plan Proposed Submission August 2016</u> SP9 Place Making and High Quality Design SADM11 Amenity and Layout SADM12 Parking, Servicing and Refuse			
<b>Main Issues</b>			
<b>Is the development within a conservation area?</b>			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<b>Would the significance of the designated heritage asset be preserved or enhanced?</b>			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<b>Comment</b> (if applicable):			
<b>Would the development reflect the character of the area?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Comment</b> (if applicable):			
<p>A number of neighbouring properties within the immediate streetscene of St Albans Road West feature two storey side extensions. The side extension would feature a hipped roof with eaves, ridge and pitch to match the existing main roof of the application property. In addition, a two storey rear extension is proposed which would create a wrap around. The cumulative extensions are considered to remain subordinate in scale to the existing dwelling and the scale and siting, reflective of that at the adjoining property of 395 St Albans Road West. It is considered that the design and scale of the proposed extensions would not be out of character with extensions to other nearby properties.</p> <p>The proposed materials and fenestration detailing would match the existing dwelling.</p> <p>In regards to the width of the proposed extension, a minimum of 1m separation distance would be maintained between the first floor flank elevation and the 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>The proposed development would adequately respect and relate to the existing dwelling and the character and appearance of the area.</p>			
<b>Would the development reflect the character of the dwelling?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
<b>Comment</b> (if applicable):      see above.			

**Would the development maintain the amenity of adjoining occupiers?** (e.g. privacy, outlook, light etc.)

Yes  No  N/A

**Comment** (if applicable):

The neighbouring properties are No.395 and No.399 St Albans Road West. Objections have not been received from either adjoining occupier.

No.395 sits to the north east of the site and forms a semi-detached pair with No.393. No.395 benefits from a similar extension in regard to the first floor side and rear extension in which the proposed extension at the host site would benefit. The extension would be set approximately 1 metre away from the shared boundary and would extend a similar depth into the rear garden. As such, it is not considered that the extension would result in a detrimental loss of light or overbearing impact. There are two windows on the first floor side elevation window annotated as obscure glazed as these would accommodate bathrooms. Therefore, it is not considered that there would be a detrimental loss of privacy.

With regard to No.399, this site sits to the north west of the site and forms part of its semi-detached pair. No.399 benefits from a 3 metre deep extension. The proposed extension at ground floor would extend close to the boundary and extend 4.5 metres in depth. The first floor rear extension would be set in approximately 2.5 metres and would feature a hipped roof. As a result of the separation distance and scale of the proposal, it is not considered to result in an overbearing impact. In addition the siting and scale of the extension would fall below the 45 degree angle and as a result is not considered to result in a detrimental loss of light. No side elevation windows are proposed and therefore the privacy of the neighbouring occupier is considered to be retained.

**Would the development provide / retain sufficient parking?**

Yes  No  N/A

**Comment** (if applicable): The proposed development would result in a 4-bedroom dwelling. In this location, the dwelling would require 3 on-site spaces. The site benefits from a large frontage which could accommodate the required spaces and therefore no concerns are raised in regard to on-site car parking provision.

**Any other issues**

None

**Conclusion**

The proposed development would have an acceptable impact on the character and appearance of the existing dwelling and the surrounding area, and it would not result in any significantly detrimental impacts on the living conditions of the neighbouring occupiers. The proposal is therefore considered acceptable and is in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guidance 2005, Policies SP9 and SADM11 of the Emerging Draft Local Plan 2016 and the National Planning Policy Framework 2018.

**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, Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and Policies SP9 and SADM11 of the Emerging Local Plan 2016.

2. Any upper floor window located in a wall or roof slope forming a side elevation 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, Policy SADM11 of the Emerging Local Plan 2016 and the National Planning Policy Framework.

#### DRAWING NUMBERS

3. 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>
MDHA/0618/01		Existing and Proposed Plans	14 June 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. 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.
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 Chris Carter  
9 August 2018