

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

**DELEGATED APPLICATION**

**Application No:** 6/2018/2136/HOUSE  
**Location:** 12 Stanborough Mews Welwyn Garden City AL8 6DB  
**Proposal:** Erection of a single storey, part two storey rear extension, insertion of door to existing side elevation and formation of hardstanding driveway for new car park space  
**Officer:** Mr Tom Gabriel

**Recommendation:** Granted

6/2018/2136/HOUSE

<b>Context</b>			
<b>Site and Application description</b>	The application site comprises a semi- detached dwelling in an irregularly shaped plot on the south east side of the road.  The application is for the erection of a single storey and part two storey rear extension, the insertion of a door to the existing side elevation and the formation of a hardstanding driveway for a new car parking space.		
<b>Constraints (as defined within WHDP 2005)</b>	CA - Conservation Area: WGC1 - Distance: 32.47 EM - Estate Management - Distance: 0 Wards - Handside - Distance: 0 HPGU - Hatfield Woodhall - Distance: 0		
<b>Relevant planning history</b>			
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Site Notice Display Date: 7 September 2018 Site Notice Expiry Date: 28 September 2018 Press Advert Display Date: 12 September 2018 Press Advert Expiry Date: 26 September 2018		
<b>Summary of neighbour responses</b>	None received.		
<b>Consultees and responses</b>	None received.		
<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			
<b>Others</b>			

Draft Local Plan Proposed Submission Version 2016;  
 SP9  
 SADM11  
 SADM12

**Main Issues**

<b>Design (form, size, scale, siting) and Character (appearance within the streetscene)</b>	<p>The extension is of an appropriate size and design for the dwelling. It would respect its scale and proportions and would relate to it in a satisfactory manner. It would not represent overdevelopment of the site and sufficient amenity space would remain following the erection of the extension.</p> <p>The extension would not impact upon the street scene as it would be sited at the rear of the dwelling.</p>
<b>Impact on neighbours</b>	<p>The extension would be sited against the blank flank wall of the adjacent staggered dwelling at 10 Stanborough Mews. It would not harm the amenities of this property as a result. There are no other neighbouring properties that would be affected by the extension as a result of its siting in relation to those dwellings.</p>
<b>Access, car parking and highway considerations</b>	<p>The property has parking in a garage detached from the dwelling and the space to the front of it – two spaces in total. A third space is proposed to the front of the dwelling.</p> <p>The application site is in Zone 4 of the Council's zonal car parking maps, where 75% - 100% of the maximum demand based standard applies. A four bed dwelling would require three parking spaces. These would exist and therefore the proposal would comply with the parking standards.</p>
<b>Landscaping Issues</b>	<p>None.</p>
<b>Any other considerations including preserved or enhanced character or appearance of Conservation Area</b>	<p>The dwelling is located approximately 30 metres from the conservation which lies behind homes on the opposite side of the street. As a consequence the proposed extension would not be visible from or intrude into views of the conservation area, the proposed development would therefore preserve the character and appearance of the Welwyn Garden City Conservation Area as a result of it being of an appropriate size and scale for the dwelling, with matching fenestration and external materials of construction.</p> <p>The boundary of the Estate Management Scheme area runs along the front boundaries of nos. 1 – 11 Stanborough Mews and the rear of no. 4 Longcroft Green. It therefore includes the garage and parking space of 12 Stanborough Mews but does not include the dwelling and its front and rear gardens. The proposed extension at 12 therefore does not require Estate Management consent. Accordingly, it is not felt that the normal considerations for a flat roof to single storey rear extension need apply in this case.</p>

**Conclusion**

The proposed development is acceptable in terms of its impact upon the character and appearance of the dwelling, neighbour amenity and highway safety.

The application is therefore recommended for approval.

**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 above ground level in any phase of the development shall take place until samples of the materials to be used in the driveway hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

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

3. 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
4500-OS2	A	Block Plan	16 August 2018
4500-P01	B	Proposed Plans and Elevations	16 August 2018
4500-E01	A	Existing Plans and Elevations	16 August 2018
4500-OS1	A	Location Plan	16 August 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.

**Determined By:**

Mr Michael Robinson  
11 October 2018