

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

DELEGATED APPLICATION

Application No: 6/2018/2456/HOUSE
Location: 38 Bramble Road Hatfield AL10 9SA
Proposal: Erection of first floor front extension with open ground floor/canopy including alterations to rear openings
Officer: Ms Emily Stainer

Recommendation: Granted

6/2018/2456/HOUSE

Context			
Site and Application description	38 Bramble Road is a white rendered semi-detached property which features a hipped roof which is covered with slates. The application seeks permission for the erection of a first floor front extension and open canopy underneath which is supported by columns.		
Constraints (as defined within WHDP 2005)	PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield Villages - Distance: 0 WCCF - Watling Chase Community Forest - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0		
Relevant planning history	None		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour consultation letters		
Summary of neighbour responses	None		
Consultees and responses	None		
Relevant Policies			
<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 type="checkbox"/> Supplementary Parking Guidance <input type="checkbox"/> Interim Policy for car parking and garage sizes			
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 preserved or enhanced?			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			

<p>Would the development reflect the character of the area?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comment (if applicable): Bramble Road is residential in character and comprises properties of similar size, design and appearance to the subject property. A number of properties have been extended, including extensions to the front at two storey level. The proposed first floor front extension would be set in approximately 2.3 metres from the common boundary, in line with the existing dwelling. The proposal seeks to blend the extension to the host dwelling through design and matching materials. It would also reflect the hipped roof design of the dwelling and be appropriately set down from the main ridge, so as to remain subordinate in scale. A similar design of a front extension has been implemented at 30 Bramble Road. Taking into consideration these factors along with the relatively shallow depth, the extension would adequately respect and relate to the character and appearance of the existing dwelling and the street scene.</p>
<p>Would the development reflect the character of the dwelling?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Comment (if applicable): See above.</p>
<p>Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Comment (if applicable): The impact of the proposed development on the residential amenity of neighbouring dwellings is considered in terms of the impact on neighbouring properties access to daylight/sunlight, privacy and overshadowing. Due to the position of the proposed extension in relation to the neighbouring dwellings, it is not considered to result in loss of light or be overbearing to the extent of warranting a refusal of the application. The proposal would feature a window within the front elevation only; however this would overlook the public realm and is not objectionable. Given that the intended use of the room is for a bathroom is it also reasonable to assume that the window would be obscure glazed.</p>
<p>Would the development provide / retain sufficient parking?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Comment (if applicable): The proposal does not increase the number of bedrooms at the property or result in loss of available parking.</p>
<p>Conclusion</p> <p>The proposed development would respect the character of the area, reflect the design of the host dwelling and maintain the amenity of the occupiers of adjoining occupiers. Accordingly, the development complies with Policies D1, D2 and GBSP2 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guidance Statement of Council Policy 2005 and the National Planning Policy Framework 2018.</p>

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:

Plan Number	Revision Number	Details	Received Date
BR 101-1		Existing Plans and Elevations, Floor plans	25 September 2018
BR 102-10		Proposed Block Plan	25 September 2018
BR 101-OS	B	Location Plan	5 October 2018
BR 102-1	A	Proposed Plans and Elevations, Floor and Roof	5 October 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 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.
3. 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 Mark Peacock
29 November 2018