

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

**DELEGATED APPLICATION**

**Application No:** 6/2018/2517/HOUSE  
**Location:** 122 Campion Road Hatfield AL10 9FT  
**Proposal:** Erection of single storey rear extension  
**Officer:** Mr William Myers

**Recommendation:** Granted

6/2018/2517/HOUSE

<b>Context</b>			
<b>Site description</b>	The application property is a two storey end of terrace dwelling which is to the north Campion Road. The property has a modest garden to its front and a large garden at its rear.		
<b>Constraints (as defined within WHDP 2005)</b>	PAR - PARISH (HATFIELD) - Distance: 0 ROW - FOOTPATH (HATFIELD 033) - Distance: 6.17 Wards - Hatfield Villages - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 CP - Cycle Path (Cycle Facility / Route) - Distance: 0.94 HAT - Hatfield Aerodrome - Distance: 0		
<b>Relevant planning history</b>	None		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Site Notice Display Date: 24 October 2018 Site Notice Expiry Date: 14 November 2018		
<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 type="checkbox"/> Supplementary Parking Guidance <input type="checkbox"/> Interim Policy for car parking and garage sizes Others			
<u>Emerging Local Plan Proposed Submission August 2016</u> SP1 Delivering Sustainable Development SP9 Place Making and High Quality Design SADM11 Amenity and Layout			
<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 type="checkbox"/> No <input checked="" type="checkbox"/> N/A <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):
<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): Subject to a condition being imposed that the proposed rear extension be constructed with matching materials to the existing dwelling it is considered that the proposed extension would be acceptable.
<b>Would the development maintain the amenity of adjoining occupiers?</b> (e.g. privacy, outlook, light etc.)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <b>Comment</b> (if applicable): No objections have been received from neighbours or the Town Council.  Given the location and orientation of the proposed extension it is likely that there would be a loss of daylight and sunlight to the glazed French doors within the rear of No.120 which serve a kitchen/dining room. However, given that this room benefit from a second window which is sited further away from the extension, together with the limited depth and height of the extension, the effect on daylight and sunlight would not be so significant as to amount to an unacceptable harm being caused to the occupier's enjoyment of their kitchen/dining room.  Whilst the depth of the extension would be noticeable from the kitchen window of No.120, the outlook would still remain principally towards the rear garden of this property and the extension would not appear unduly dominant or overbearing. As the proposed extension only features windows in the rear elevation, no undue overlooking will occur to either adjoining neighbour in this regard.
<b>Would the development provide / retain sufficient parking?</b>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <b>Comment</b> (if applicable):
<b>Conclusion</b>
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 Draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework 2018.

**Conditions:**

1. The brickwork, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension must match the existing dwelling 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>
CO-3		Block Plan	17 October 2018
CR-02	A	Existing and Proposed Elevations	10 December 2018
CR-01		Existing and Proposed Floor and Roof	26 October 2018
100047474		Location Plan	17 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. 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.
2. 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.
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 Mark Peacock  
12 December 2018