

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

DELEGATED APPLICATION

Application No: 6/2018/2591/HOUSE
Location: 75 Pine Grove Brookmans Park Hatfield AL9 7BL
Proposal: Erection of single storey rear extension
Officer: Ms Emily Stainer

Recommendation: Granted

6/2018/2591/HOUSE

Context			
Site and Application description	The application site consists of a two-storey dwelling finished in white render and a clay tiled roof, with a gable projection to the front. Pine Grove is characterised by predominately large detached dwellings set within generous plots, of varying materials and architectural design. Planning permission is sought for the erection of a single storey rear extension.		
Constraints (as defined within WHDP 2005)	GB - Greenbelt - Distance: 3.47 PAR - PARISH (NORTH MYMMS) - Distance: 0 ROW - FOOTPATH (NORTH MYMMS 068) - Distance: 13.8 Wards - Brookmans Park & Little Heath - Distance: 0		
Relevant planning history	<p>Application Number: E6/1952/0787/ Decision: Granted Decision Date: 18 September 1952 Proposal: House & private garage</p> <p>Application Number: S6/2011/1289/FP Decision: Granted Decision Date: 22 August 2011 Proposal: Erection of two storey front and part two storey, part single storey rear extensions</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 1
Publicity	Neighbour consultation letters		
Summary of neighbour responses	<p>School Bungalow – concern regarding the following issues:</p> <ul style="list-style-type: none"> • The contractors using The Drive for access to the rear of the site, which has often blocked the only access to School Bungalow. • Noisy and disruptive works. 		
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
<u>Draft Local Plan Proposed Submission August 2016:</u> SP9 Place Making and High Quality Design SADM11 Amenity and Layout
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
Would the development reflect the character of the area?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment (if applicable): The property currently benefits from a two storey front and part two storey, part single storey rear extension which converted the existing chalet style bungalow into a two storey house. The proposed rear extension would be attached to the extension approved in 2011, with an additional depth of approximately 4 metres. Though the property would be enlarged significantly, the extension would appear subordinate in scale to the host dwelling and would respect its design. The proposed roof form would continue the ridge line of the existing single storey rear element and is of a design which is complementary to the dwelling as a whole. Additionally, the proposal would not be unduly visible from the streetscene as it continues in line with the flank wall of the existing dwelling. Subject to a condition requiring matching materials, the proposed development would maintain the character and appearance of the existing area.
Would the development reflect the character of the dwelling?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment (if applicable): A neighbour comment has been received from School Bungalow, which is to the rear of the site, which raises concerns regarding deliveries during construction. The main properties which may be directly affected by the proposal are the two immediate neighbouring properties, Nos.73 and 77 Pine Grove. No.8 The Drive adjoins the site to the rear.
<u>77 Pine Grove</u> No.77 sits to the north of the application site. The proposed extension would be built in line with the existing flank wall of the dwelling and built with a distance of approximately 1 metre from the boundary with No.77. For this reason, this dwelling is most likely to be directly impacted by the proposal. No windows or doors are proposed in the elevation which faces towards this neighbour, so views would predominantly be to the rear garden of the application site. Although the extension introduces an additional component, the roof form would follow that of the existing single storey rear extension and slope away from the boundary, ending in a hipped element. This combined with the retention of a significant amount of the rear garden would reduce the likelihood of the extension appearing visually overbearing. It is also acknowledged that due to orientation there may be a loss of sunlight during the winter months, but this is not considered to be detrimental to the extent of withholding planning permission.
<u>73 Pine Grove</u> No.73 is situated south of the application property and the site has recently been granted planning permission for the erection of two houses to replace the existing bungalow. The proposed extension

sits approximately 6.5 metres away from the boundary with this dwelling. Given this distance and the existing boundary screening between the two sites, it is unlikely that the extension would cause a loss of light or privacy, nor would it be overbearing.

8 The Drive and School Bungalow

The proposed extension would maintain a significant distance to the neighbouring dwelling of No.8 The Drive and School Bungalow, which are positioned to the rear of the application dwelling. Considering the distance between the proposed extension and the two neighbours at the rear and the existing boundary hedges, it is unlikely that the proposed extension would, by virtue of its single storey nature, result in any significant loss of privacy over-and-above the present situation, loss of light or appear visually overbearing.

Would the development provide / retain sufficient parking?

Yes No N/A

Any other issues

The neighbours to the rear of the site at School Bungalow have outlined concerns surrounding the applicant's current use of The Drive by contractors for access/deliveries to the rear of the application site as it blocks the entrance to their property. For the purpose of the application, the Local Planning Authority are required to assess the impact of the single storey rear extension on the amenity of adjoining occupiers. This is discussed above. Private issues between neighbours, such as land/boundary disputes, damage to property, and private rights of access are not material planning considerations, however an informative has been included in the decision notice to note that 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.

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 Draft Local Plan Proposed Submission August 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 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
ED-75PG-301A		Proposed Floor and Roof Plans	18 December 2018
ED-75PG-101		Existing Floor and Roof Plans	25 October 2018
ED/75PG/102		Existing Elevations	25 October 2018
ED/75PG/401A		Proposed Elevations	18 December 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. 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.
4. It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.
5. The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

Determined By:

Mr Mark Peacock
20 December 2018

