

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

**DELEGATED APPLICATION**

**Application No:** 6/2019/0116/HOUSE  
**Location:** 2 Campion Road Hatfield AL10 9FB  
**Proposal:** Replacement roof to the existing rear conservatory  
**Officer:** Ms Emily Stainer

**Recommendation:** Granted

6/2019/0116/HOUSE

<b>Context</b>			
<b>Site and Application description</b>	2 Campion Road is a two storey semi-detached dwelling hosting a shallow pitched roof with a side facing gable end. It is constructed out of red brickwork and brown roof tiles. The proposal seeks permission for the replacement of the existing conservatory roof to a tiled roof, with two glazed sections.		
<b>Constraints (as defined within WHDP 2005)</b>	GB - Greenbelt - Distance: 32.53 PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield Villages - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 CP - Cycle Path (Cycle Facility / Route) - Distance: 1.06 HAT - Hatfield Aerodrome - Distance: 0		
<b>Relevant planning history</b>	<p>Application Number: S6/1999/0971/FP            Decision: Approval Subject to s106            Decision Date: 30 June 2000            Proposal: Erection of 144 houses and 26 flats with associated access roads, garages, parking areas and public open spaces, cycleways and footways</p> <p>Application Number: S6/2002/0967/FP            Decision: Granted            Decision Date: 04 October 2002            Proposal: Erection of 46 dwellings (amendments to planning approval ref.S6/1999/971/FP)</p> <p>Application Number: S6/2003/0632/FP            Decision: Granted            Decision Date: 26 June 2003            Proposal: Erection of rear conservatory</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Neighbour notification letters		
<b>Summary of neighbour responses</b>	None		
<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
<u>Draft Local Plan Proposed Submission August 2016:</u> 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): The proposal is to replace the existing glazed roof with a roof of the same size and footprint, but it would be mostly finished in tiles instead. Two sections would remain as glazing. The tiles would introduce a more solid sloping roof, however they would be similar in appearance to the roof of the existing dwelling. The conservatory with the solid sloping roof would not be prominent from public viewpoints due to its location at the rear of the dwelling, meaning there would be no additional harm.
<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):
<b>Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)</b>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <b>Comment</b> (if applicable): The proposal would not adversely affect the light amenity, privacy or increase overlooking between the host dwelling and neighbouring properties, nor would it be overbearing.
<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.

#### DRAWING NUMBERS

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
Block Plan		Block Plan	22 January 2019
5	B	Proposed North Elevations	5 February 2019
6		Existing North	30 January 2019
3	B	Proposed South	5 February 2019
4		Existing Elevations South	30 January 2019
1	B	Proposed West Elevations	5 February 2019

2		Existing West Elevation	30 January 2019
7	B	Proposed Roof Plan	5 February 2019
8		Existing Roof Plan	30 January 2019
Site Location Plan		Site Plan	22 January 2019

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

#### 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.

#### **Determined By:**

Mr Mark Peacock  
7 March 2019