

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

**DELEGATED APPLICATION**

**Application No:** 6/2019/0153/HOUSE  
**Location:** 86 Campion Road Hatfield AL10 9FT  
**Proposal:** Erection of single storey side and rear extension  
**Officer:** Ms Lucy Hale

**Recommendation:** Granted

6/2019/0153/HOUSE

<b>Context</b>			
<b>Site and Application description</b>	<p>The application site is located on the north side of Campion Road and comprises a two storey terrace dwelling with a single garage. The street scene is residential in character and contains similar dwellings in respect of both size and appearance.</p> <p>The application seeks planning permission for a single storey side and rear extension. The extension would extend approximately 3.5 metres in depth off the rear wall of the side garage and reduce to approximately 2 metres in depth off the rear wall of the main dwelling. The materials are proposed to match the existing.</p>		
<b>Constraints (as defined within WHDP 2005)</b>	PAR - PARISH (HATFIELD) Wards - Hatfield Villages HAT - Hatfield Aerodrome		
<b>Relevant planning history</b>	Application Number: S6/2007/0718/FP Decision: Refused Decision Date: 05 July 2007 Proposal: Alterations to roof incorporating roof light to front elevation and rear dormer window		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Neighbour 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 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			

Draft Local Plan Proposed Submission August 2016:

SP9 Place Making and High Quality Design

SADM11 Amenity and Layout

SADM12 Parking, Servicing and Refuse

**Main Issues**

**Is the development within a conservation area?**

Yes  No

**Would the significance of the designated heritage asset be preserved or enhanced?**

Yes  No  N/A

**Comment** (if applicable):

**Would the development reflect the character of the area?**

Yes  No

**Comment** (if applicable):

**Would the development reflect the character of the dwelling?**

Yes  No  N/A

**Comment** (if applicable):

**Would the development maintain the amenity of adjoining occupiers?** (e.g. privacy, outlook, light etc.)

Yes  No  N/A

**Comment** (if applicable):

**Would the development provide / retain sufficient parking?**

Yes  No  N/A

**Comment** (if applicable):

**Any other issues**

None

**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 all relevant local and national planning policy.

**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:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
4601-OS2		Block Plan	25 January 2019
4601-P01	B	Plans And Elevations As Proposed	25 January 2019
4601-E01		Plans And Elevations As Existing	25 January 2019
4601-OS1		Location Plan	25 January 2019

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  
21 March 2019