

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

DELEGATED APPLICATION

Application No: 6/2019/0233/HOUSE
Location: 75 Pine Grove Brookmans Park Hatfield AL9 7BL
Proposal: Erection of a single storey front extensions to include modifications to existing porch
Officer: Ms Emily Stainer

Recommendation: Granted

6/2019/0233/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 was recently approved for a single storey rear addition to the property. This application seeks permission for a single storey front extension and alterations to the existing porch.		
Constraints (as defined within WHDP 2005)	GB - Greenbelt - Distance: 3.71 PAR - PARISH (NORTH MYMMS) - Distance: 0 ROW - FOOTPATH (NORTH MYMMS 068) - Distance: 13.76 Wards - Brookmans Park & Little Heath - Distance: 0		
Relevant planning history	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 Application Number: 6/2018/2591/HOUSE Decision: Granted Decision Date: 20 December 2018 Proposal: Erection of single storey rear extension		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour notification letters		
Summary of neighbour responses	None		
Consultees and responses	North Mymms Parish Council – No comment.		

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 Others	
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	
Comment (if applicable):	
Would the development reflect the character of the area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Comment (if applicable):	
<p>The application proposes a single storey front extension and alteration of the materials of the existing front porch. The front extension features a mono-pitched roof with a rendered finish and clay tiles to match the existing roof.</p> <p>The character of the area is mixed, comprising detached properties of various sizes, which were constructed at different times and which display a variety of architectural styles and materials. A number of dwellings within close proximity feature front extensions of either hipped or pitched roof design. The proposed single storey front extension would therefore not appear out of context with the mixed character of the area.</p> <p>Subject to external materials (walls, roof and windows) matching the existing dwelling, the proposed development would respect and relate to the character and appearance of the dwelling. Therefore there is no concern in this regard and the proposal complies with Policies D1 and D2 of the Local Plan and the Supplementary Design Guidance (SDG).</p>	
Would the development reflect the character of the dwelling?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Comment (if applicable): See above.	
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):	
<p>No neighbour representations have been received. 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 day/sun/sky light, privacy and overshadowing. Giving consideration to the small scale of the proposal, the siting of windows and the orientation of the dwellings, it is considered that the proposed extension would not have an unreasonable impact on the daylight or sunlight afforded to the neighbouring residency or the level of privacy they currently enjoy. Consequently it is considered that the proposal would sufficiently maintain the amenity of adjoining occupiers in accordance with Policy D1.</p>	
Would the development provide / retain sufficient parking?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Comment (if applicable):	
Any other issues	None

Conclusion

The proposal would represent an acceptable standard of design, in accordance with Policies D1 and D2 of the Saved Local Plan; the Council's SDG and the requirements of the NPPF.

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 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/por 101	A	Existing Floor and Roof Plans	4 March 2019
ED/75PG/por 301	A	Proposed Floor and Roof Plans	4 March 2019
ED/75PG/por 401	A	Proposed Elevations	4 March 2019
ED/75PG/por 01		Block, Location and Front Views	27 March 2019
ED/75PG/por 102	A	Existing Elevations	4 March 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.

Determined By:

Mr Mark Peacock
1 April 2019