

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

DELEGATED APPLICATION

Application No: 6/2019/0652/HOUSE
Location: 9 Holme Close Hatfield AL10 9LQ
Proposal: Erection of single storey rear extension and partial conversion of existing garage
Officer: Ms Emily Stainer

Recommendation: Granted

6/2019/0652/HOUSE

Context	
Site and Application description	<p>9 Holme Close is a two storey, end terrace property located on the northern side of the road. The surrounding area is characterised with semi-detached and terraced dwellings of similar size and design.</p> <p>The application site benefits from a two storey rear extension and a single storey side extension which is in use as a garage. Planning permission is sought for the erection of a single storey rear extension and conversion of part of the garage to habitable space.</p>
Constraints (as defined within WHDP 2005)	<p>PAR - PARISH (HATFIELD) - Distance: 0</p> <p>Wards - Hatfield Villages - Distance: 0</p> <p>A4HD - Article 4 HMO Direction - Distance: 0</p> <p>HHAA - Hatfield Heritage Assessment Area(Hatfield Garden Village) - Distance: 0</p>
Relevant planning history	<p>Application Number: S6/1980/0717/ Decision: Granted Decision Date: 19 November 1980 Proposal: First floor rear extension</p> <p>Application Number: S6/1990/0106/FP Decision: Granted Decision Date: 12 March 1990 Proposal: Two storey rear and single storey side extensions</p> <p>Condition 2:</p> <p><i>“Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, the garage hereby granted permission as part of this development shall only be used for the parking of private motor vehicles and shall at no time in the future be converted or physically altered to provide any additional ancillary residential accommodation.</i></p> <p><i>Reason:</i></p> <p><i>To ensure that a satisfactory level of on-site car parking is maintained and to avoid on-street car parking as far as possible, at a point where the adjacent</i></p>

	<i>highway and an access to adjoining land would be obstructed and which in turn would be detrimental to highway safety.”</i>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour notification letters		
Summary of neighbour responses	None		
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 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 Others			
<u>Draft Local Plan Proposed Submission August 2016</u> SP1 Delivering Sustainable Development 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?			
<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):			
The proposal would involve the erection of a single storey rear extension, which would extend across the full width of the property to be in line with the rear wall of the existing garage. The structure would measure approximately 4.1 metres in depth, and 2.5 metres in height. The application dwelling benefits from a spacious garden and the proposed extension would not create a cramped appearance in the size of the plot. The proposed extension would remain subordinate in scale to the dwelling and would relate to the design of the existing dwelling by virtue of its proposed materials. The proposed garage conversion would involve limited alterations to the external appearance of the property, comprising the insertion of a side window. The works would not be unduly visible from the street scene, and as a result would not harm the character of the area or its visual amenity.			
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):			
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):			

Policy D1 and the Supplementary Design Guidance aim to preserve neighbouring amenity. No neighbour comments have been received.

By virtue of its flat roof design and modest height, the proposed extension is unlikely to cause a loss of light or appear overbearing to either of the adjoining occupiers. The proposed side window to facilitate the garage conversion would face 9A Holme Close, which is set further back into its site than No.9. The insertion of a window in this location is not considered to result in a loss of privacy, as the only window in the neighbouring property facing the garage serves a staircase to the first floor. It is also located at a higher level than the proposed window.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

The original application (S6/1990/0106/FP) for the garage included a condition which restricted the use of the extension to the parking of private motor vehicles. Planning permission is sought for a part change of use of the existing garage to living space, meaning there would be a loss of a garage space.

The site benefits from an existing dropped kerb with a shared hardstanding with 9A Holme Close. The Interim Policy for Car Parking Standards and Garage Sizes 2014 outlines that the many existing domestic garages are too small for their intended purpose for parking/storing vehicles. The Council will seek to ensure that new garages have a genuine ability to be used for their intended purpose and will require them to be at least 6 metres long by 3 metres wide and sufficiently tall to accommodate modern cars.

The scaled block plan provided by the applicant suggests that the entrance to the garage measures approximately 2.2 metres in width, which then widens to approximately 2.8 metres internally. It also measures approximately 5.5 metres in length. Using the Interim Policy as a guide, it is clear that the existing car port and garage would fall below the dimensions for a genuine ability to be used for its intended purpose. Furthermore, the reduced entrance widths and internal layout of the garage and car port presents a cramped space that fails to provide an adequate parking facility for many modern vehicles.

Saved Policy M14 of the District Plan and the Parking Standards SPG use maximum standards that are not consistent with the NPPF. Nevertheless the Council has adopted an interim Policy for Car Parking and Garage Sizes which identifies the car parking standards set out in the SPG Parking Standards as guidelines rather than maximums. Applications are determined on a case by case basis taking into account of the relevant circumstances of the proposal, its size context and its wider surroundings.

The application site is located in Parking Zone 4. The plans submitted do not demonstrate the number of existing bedrooms at the property, however the maximum number of on-site parking spaces required for a dwelling with four or more bedrooms, is 3 spaces. The site benefits from a driveway, which is able to accommodate 2 on-site parking spaces. The site also benefits from a sufficient frontage, where if necessary, a space could be created for an additional parking space in the future. Given the above, it is considered that the existing level of parking is acceptable.

Conclusion

The proposed development would accord with relevant local and national planning policies.

Conditions:

1. The brickwork, 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
4671-OS2		Block Plan	19 March 2019
4671-P01		Proposed Plans and Elevations	19 March 2019
4671-P01		Existing Plans and Elevations	19 March 2019
4671-OS1		Location plan	19 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.
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
14 May 2019