

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

DELEGATED APPLICATION

Application No: 6/2019/0767/HOUSE
Location: 9 Stanborough Mews Welwyn Garden City AL8 6DB
Proposal: Erection of a single storey rear extension and partial conversion of existing garage
Officer: Mr A Commenville

Recommendation: Granted

6/2019/0767/HOUSE

Context			
Site and Application description	<p>9 Stanborough Mews is a two storey semi-detached property with a detached garage and driveway.</p> <p>The applicant is seeking planning permission for the erection of a single storey rear extension which would measure 4 m in depth, 3 m in height with a flat roof and span the full width of the existing dwellinghouse.</p> <p>The proposal also include the conversion of garage into habitable room.</p>		
Constraints (as defined within WHDP 2005)	<p>CA - Conservation Area: WGC1; - Distance: 19.68</p> <p>EM - Estate Management - Distance: 0</p> <p>Wards - Handside - Distance: 0</p> <p>CP - Cycle Path (National Cycle Network) - Distance: 9.83</p> <p>CP - Cycle Path (Cycle Facility / Route) - Distance: 9.83</p> <p>HPGU - Hatfield Woodhall - Distance: 0</p>		
Relevant planning history	<p>Planning</p> <p>Application Number: 6/2019/0783/EM Decision: Decision Date:</p> <p>Proposal: Erection of a single storey rear extension and partial conversion of existing garage</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	<p>Site Notice Display Date: 3 May 2019</p> <p>Site Notice Expiry Date: 25 May 2019</p>		

	Press Advert Display Date: 24 April 2019 Press Advert Expiry Date: 9 May 2019
Summary of neighbour responses	<ul style="list-style-type: none"> No representations have been received.
Consultees and responses	<ol style="list-style-type: none"> Welwyn Hatfield Borough Council - Councillor Helen Bromley Welwyn Hatfield Borough Council - Councillor Fiona Thomson The Gardens Trust - The Gardens Trust 18/04/2019 08:17 - Do not wish to comment. Welwyn Hatfield Borough Council - Councillor Siobhan Elam
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 checked="" type="checkbox"/> M14 Others: Supplementary Planning Guidance – Parking Standards, Interim Policy for Car Parking Standards and Garage Sizes <u>Draft Local Plan Proposed Submission August 2016</u> SP4 Transport and Travel SP9 Place Making and High Quality Design SADM2 Highway Network and Safety 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 - close to the edge of the conservation area.	
Would the significance of the designated heritage asset be preserved or enhanced?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment (if applicable):	
Would the development reflect the character of the area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment (if applicable):	
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):	
Would the development provide / retain sufficient parking?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment (if applicable): It is noted that one garage space would be lost. However, the application site benefits from at least three parking spaces and the proposal is therefore considered to be in accordance with policy M14 of the Welwyn Hatfield District Plan, 2005.	
Any other issues	
Conclusion	

The proposed development is of a high quality and respects and relates to the character and context of the area in which it is proposed. Whilst not within the conservation area it is within sight of the boundary of the conservation area, it is however considered that the rear single storey extension will not have a significant impact on the setting of the conservation area and so having regard to the LPA duty to pay special regard to the setting of the conservation area imposed by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act, the proposal is considered acceptable. The proposal retains a satisfactory relationship with adjoining neighbours and provides parking for one vehicle. No objections are therefore raised with regard to the NPPF or the Welwyn Hatfield District Plan, SDG, SPG or Interim Policy for Car Parking Standards and Garage Sizes.

Conditions:

1. The brickwork, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension 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
4645-OS2		Block Plan	1 April 2019
4645-E01		Existing Plans and Elevations	1 April 2019
4645-P01	A	Proposed Plans and Elevations	1 April 2019
4645-OS1		Location Plan	1 April 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. 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.
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 Michael Robinson
28 May 2019