

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

DELEGATED APPLICATION

Application No: 6/2019/1478/HOUSE
Location: 119 Campion Road Hatfield AL10 9FL
Proposal: Installation of windows to facilitate conversion of garage into habitable space
Officer: Mr David Elmore

Recommendation: Granted

6/2019/1478/HOUSE

Context			
Site and Application description	<p>The application site is situated to the east of Campion Road. The application property comprises an end of terrace town house with accommodation provided over three storeys. The ground floor includes an integral garage. To the front of the garage is a single parking space which is accessed via a parking court which also serves neighbouring properties. A modestly proportioned garden extends to the front, side and rear of the property. The side and rear garden are enclosed by panel fencing approximately 1.8m in height, together with mixed boundary planting.</p> <p>Planning permission is sought for the installation of windows to facilitate the conversion of the garage into habitable accommodation. One additional off street parking space would be provided within the application site, beside the existing space.</p>		
Constraints (as defined within WHDP 2005)	PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield Villages - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 CP - Cycle Path (Cycle Facility / Route) - Distance: 11.98 HAT - Hatfield Aerodrome - Distance: 0 HHAA - Hatfield Heritage Assessment Area(Hatfield Garden Village) - Distance: 0		
Relevant planning history	Application Number: S6/2001/1338/FP Decision: Approval Subject to S106 Decision Date: 22 April 2002 Proposal: Residential development comprising of 200 dwellings, new road, cycle ways, footpaths, landscaping and public open space (revisions to planning permissions S6/1999/0884/FP and S6/2001/0577/FP)		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 9 July 2019 Site Notice Expiry Date: 30 July 2019 Neighbour notification letters		

Summary of neighbour responses	None
Consultees and responses	Hatfield Town Council – <i>“Lack of information provided - unable to make decision. Would question car parking?”</i>
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 <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: Policies SP9, SADM11 and SADM12 of the Emerging Local Plan	
Main Issues	
Would the development reflect the character of the area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Would the development reflect the character of the dwelling?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Comment: Subject to the use of matching external materials.	
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Would the development provide / retain sufficient parking?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Comment: As existing, the host property benefits from a single garage parking space and a single off street parking space in front of the garage.	
<p>Whilst the development would result in the loss of the existing garage, an additional on-site parking space of suitable dimensions would be created next to the existing space. Accordingly, there would be no net loss of on-site parking provision.</p> <p>Having regard to the above, an acceptable level of car parking would remain to serve the host property.</p>	
Conclusion	
Subject to a planning condition requiring matching materials, it is concluded that the proposed development would accord with all relevant local and national planning policies.	

Conditions:

1. The windows, brickwork, bond, mortar, detailing, guttering, soffits and other external decorations of the approved 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 Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Policy SP9 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2019.

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
4699-OS2		Block Plan	19 June 2019
4699-OS1	C	Proposed Floor Plans and Elevations	19 June 2019
4699-E01		Existing Floor Plans and Elevations	19 June 2019
4699-OS1		Location Plan	19 June 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. 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.
2. 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.
3. 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.

Determined By:

Mr Mark Peacock
14 August 2019