

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

**DELEGATED APPLICATION**

**Application No:** 6/2019/1852/HOUSE  
**Location:** 66 Cornflower Way Hatfield AL10 9FY  
**Proposal:** Erection of single storey rear extension, front porch and conversion of garage into habitable space  
**Officer:** Mr A Commenville

**Recommendation:** Granted

6/2019/1852/HOUSE

<b>Context</b>			
<b>Site and Application description</b>	<p>The application site comprises a detached two-storey dwelling with a pitched roof located within the southern side of Cornflower Way.</p> <p>The applicant seeks permission for the erection of a single storey rear extension, infilling front porch and conversion of garage into habitable space.</p>		
<b>Constraints (as defined within WHDP 2005)</b>	<p>GB - Greenbelt - Distance: 12.61            PAR - PARISH (HATFIELD) - Distance: 0            ROW - FOOTPATH (HATFIELD 033) - Distance: 8.24            Wards - Hatfield Villages - Distance: 0            A4HD - Article 4 HMO Direction - Distance: 0            CP - Cycle Path (Cycle Facility / Route) - Distance: 7.17            HAT - Hatfield Aerodrome - Distance: 0            HHAA - Hatfield Heritage Assessment Area(Hatfield Garden Village) - Distance: 0</p>		
<b>Relevant planning history</b>	None relevant.		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 1	Other: 0
<b>Publicity</b>	Neighbour notification letters		
<b>Summary of neighbour responses</b>	<p>One letter of representation has been received from No. 68 Cornflower Way raising the following concerns:</p> <ul style="list-style-type: none"> <li>- Construction works will create high levels of noise/ air-pollution/dust and debris.</li> <li>- The single storey rear extension will encroach onto this property</li> <li>- Potential damage to foundations</li> <li>- Impact upon privacy</li> <li>- There is an existing tree to the rear that is capable of falling onto the proposed extension.</li> </ul>		

<b>Consultees and responses</b>	Hatfield Town Council - The Committee felt this was an over development of the site and was encroaching on the neighbour.
<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 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  <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	
<b>Main Issues</b>	
<b>Is the development within a conservation area?</b>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Would the significance of the designated heritage asset be preserved or enhanced?</b>	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <b>Comment</b> (if applicable):	
<b>Would the development reflect the character of the area?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Comment</b> (if applicable): The comments received from Hatfield Town Council with regards to the overdevelopment of the site are noted.  The proposed single storey rear extension would measure 3 metres in depth, would be spanning the full width of the dwellinghouse and have a mono-pitched roof measuring 3 metres at its top. The proposed front porch would enclose an existing covered area measuring approximately 0.75 in depth by 2.15 metres wide.  The proposed extension's proximity to the boundary would not be uncommon for a rear single storey addition and the resultant dwelling would not appear out of keeping with the surrounding area. It is considered that the proposed single storey rear extension and enclosing of front porch would appear subordinate in scale compared to the original dwelling and would not result in an overly cramped form of development or overdevelopment of the site.  Due to the siting of the proposed development being to the rear of the dwellinghouse, the single storey rear extension would be obscured from the street scene. The front porch infilling extension would be similar to existing front porches seen to properties in the area, and the proposal would therefore overall not result in any significant or harmful impact upon the street scene. External materials of the proposed extensions would match that of the existing dwelling.  This proposal thereby concurs with Policies D1 and D2, of the District Plan, the Supplementary Design Guidance and the NPPF.	
<b>Would the development reflect the character of the dwelling?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <b>Comment</b> (if applicable): See comments above.	
<b>Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)</b>	

Yes  No  N/A

**Comment** (if applicable): The comments and concerns received from the neighbouring property at No. 68 Cornflower Way with regard to the loss of privacy and light are noted. However, it is noted that the resulting rear extension would be flush with No.68 rear elevation wall. It is therefore considered that having regard to the scale, siting and the single storey nature of the proposed extension that the proposed extension would on balance not have an unacceptable impact upon the amenities of neighbouring occupiers at No. 68 or No. 64 Cornflower Way in terms of daylight, privacy or overshadowing to justify the refusal of planning permission.

In light of these observations, the proposed front infilling porch and rear extension would not result in any significant impacts on the residential amenity of the neighbouring property. The proposal is considered to be acceptable in this regard and so complies with Policy D1 of the District Plan, the Design Guide SPG and NPPF.

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

Yes  No  N/A

**Comment** (if applicable):

**Any other issues**

The comments made by the occupiers at No. 68 are noted.

It is generally accepted that most forms of development will result in some noise, particularly during the construction phase. However, this is usually for a relatively short period of time which does not cause an unacceptable or long term impact on the living conditions of neighbouring occupiers. In this case, due to the relatively small scale of the development, together with the temporary nature of the impacts, it is not considered to be appropriate or reasonable to impose planning conditions. Noise disturbance from the building work or as a result of anti-social behaviour in respect of health and safety are covered by other legislation and therefore can only be given very limited weight in the consideration of this planning application. An informative will be suggested so that the applicant is aware that planning permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts.

It is noted that this neighbouring property commented that the single storey rear extension would be encroaching the shared boundary. However, it is noted that the proposed floorplan and elevation drawings show the extension to be contained within the application site. Notwithstanding this, such concerns are a private matter which should be discussed between the neighbours. The position of the proposed building in relation to the boundary fence and potential impact on foundation are civil matters that can be addressed through a Party Wall Agreement. An informative can be added to any planning decision to advise the applicant of their responsibilities under that Act.

The comments made with regard to the proximity of a tree to the rear garden of No. 66 are noted. However, this tree is considered to be far away from this proposed extension not to be unduly impacted by the proposed development.

**Conclusion**

The impacts of the proposed single storey rear extension and infilling front porch have been considered on the visual amenity of the site and surrounding area and on the amenity of neighbouring dwellings. It has been concluded that the proposal would sufficiently preserve and relate to the character, appearance of the existing dwellinghouse and surrounding area and would not have any significantly adverse impacts on the residential amenity of neighbouring dwellings. The proposal is therefore considered to comply with Policies GBSP2, D1 and D2, of the District Plan, the Supplementary Design Guidance and 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/building 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 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:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
Location		Location Plan	29 July 2019
03		Existing and Proposed Elevations	29 July 2019
04	A	Proposed Ground Floor Plan	5 August 2019
05		Block Plan	29 July 2019
01		Existing Floor Plans	29 July 2019
02	A	Existing and Proposed Elevations	5 August 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 or legal interest (easements or wayleaves) 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.
4. 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  
23 September 2019