

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

DELEGATED APPLICATION

Application No: 6/2019/2065/HOUSE
Location: 4 Queen Bee Court Hatfield AL10 9PR
Proposal: Erection of single storey side, rear extensions following demolition of lean to
Officer: Mr Tom Gabriel

Recommendation: Granted

6/2019/2065/HOUSE

Context			
Site and Application description	The application site comprises a detached dwelling in a large rectangular plot. The proposal is for the erection of single storey side and rear extensions following the demolition of the existing lean to and the detached garage at the dwelling.		
Constraints (as defined within WHDP 2005)	LCA - Landscape Character Area (De Havilland Plain) - Distance: 0 PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield Villages - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 HAT - Hatfield Aerodrome - Distance: 0 HHAA - Hatfield Heritage Assessment Area (Hatfield Business Park) - Distance: 0		
Relevant planning history	None.		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity			
Summary of neighbour responses	None received.		
Consultees and responses	<p>Hatfield Town Council – Major objection. Members consider this over development of the site. They are very concerned at the loss of parking provision particularly as this area is notoriously difficult to park in.</p> <p>Further to clarification with the applicants over the extent of the red line and the parking to the front of the dwelling being within the curtilage of the property, the Town Council comment – We are now satisfied with the car parking arrangements, and are happy for this development to go ahead.</p> <p>Parking Services – Although the planning document mentions the ability to park three vehicles outside the front of the house, are these spaces considered communal use, or are they attached to the property as the photographs or information provided is not clear?</p>		

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 Welwyn Hatfield Draft Local Plan 2016: SP9, SADM11, SADM12
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):
Would the development reflect the character of the dwelling?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment (if applicable): The proposed extension would represent a sizeable addition to the dwelling. However, it would be single storey, would relate to the dwelling in an acceptable manner and would respect its scale and proportions considering the presence of the existing detached garage at the site (which would be replaced by the extension). With matching materials of construction, the development would have an acceptable impact upon the character and appearance of the dwelling and the area.
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): Following the erection of the extension, three car parking spaces would remain within the curtilage of the dwelling (following clarification of the extent of the curtilage of the property) in accordance with the Council's Car Parking Standards.
Conclusion
The proposed development is considered acceptable in respect of its relationship to the existing, dwelling, its impact upon the character and appearance of the area and neighbour amenity. Highway safety would not be harmed by the proposed development. The application is therefore recommended for approval.

Conditions:

DRAWING NUMBERS

1. 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
3172-PL-001	00	Existing Floor and Roof	6 September 2019
3172-PL-002	00	Existing Elevations 1	6 September 2019
3172-PL-003	00	Existing Elevations 2	6 September 2019
3172-PL-004	01	Proposed Floor and Roof	16 October 2019
3172-PL-005	01	Proposed Elevations 1	16 October 2019
3172-PL-006	01	Proposed Elevations 2	16 October 2019
3172-PL-007	01	Proposed 3D Views	16 October 2019
3172-PL-000	01	Block, Location and Photos	16 October 2019
3172-PL-008	00	Massing Plan	16 October 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 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 February 2020