

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

DELEGATED APPLICATION

Application No: 6/2019/2668/HOUSE
Location: 20 Mulberry Mead Hatfield AL10 9EN
Proposal: Erection of first floor side extension with installation of 3 x roof lights
Officer: Mr Tom Gabriel

Recommendation: Refused

6/2019/2668/HOUSE

Context			
Site and Application description	The application site comprises an end of terrace dwelling in the development on the former Hatfield Aerodrome site. The application is for the erection of a first floor side extension with three rooflights.		
Constraints (as defined within WHDP 2005)	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 Garden Village) - Distance: 0		
Relevant planning history	None.		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour notification letters.		
Summary of neighbour responses	None received.		
Consultees and responses	Hatfield Town Council – This application is not in keeping with neighbouring properties.		
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
Welwyn Hatfield Draft Local Plan 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comment (if applicable): The extension would be subordinate to the existing property with the front wall being set back and the ridge being set down from the existing dwelling. The fenestration would also match the existing windows at the property. However, the extension would be built to the flank boundary of the property at first floor level and would, accordingly, appear cramped in its plot, to the detriment of the street scene and locality generally. While it is noted that there are a number of dwellings in close proximity to the site that are built to their flank boundaries at first floor level, these were designed and built like this as part of the original design concept for the estate. Accordingly, the resultant dwelling would appear cramped in its plot, contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, the Supplementary Planning Guidance 2005, Policy SP9 of the Welwyn Hatfield Draft Local Plan 2005 and the National Planning Policy Framework.
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Comment (if applicable): The proposed development would result in a fourth bedroom at the dwelling. This would require a third parking space to be provided within the curtilage of the dwelling in order to maintain compliance with the Council's Parking Standards. The standards are maxima and while this approach is not in keeping with the approach to parking provision as set out in the NPPF, the site is in a less accessible location, away from public transport facilities and local shops. It is therefore, considered appropriate to require the on-site provision of an additional car parking space, in order to prevent increasing pressure for on-street parking, in an area where there is little opportunity for such parking and an existing degree of parking stress. This is an approach that has been supported recently by a Planning Inspector at the nearby site of 1 Ivy Walk, Hatfield (ref: 6/2018/0118/HOUSE). It is therefore, considered reasonable in this case to apply the guidelines set out in the Council's Parking Standards that seek an additional car parking space due to the increase in the size of the property through the provision of an additional bedroom. However, as it would not be possible to provide a third parking space, objection is raised to the application on these grounds. The proposal would, by reason of the deficit of on-site parking for the resultant dwelling, increase the pressure for on-street parking which would not be compatible with the maintenance and enhancement of the character of the area and would accordingly fail to provide a high standard of design. The proliferation of parking, leading to a cluttered appearance in the street, would have an adverse impact upon the street scene. The proposed development is

therefore, contrary to the National Planning Policy Framework 2019, Policies D1, D2 and M14 of the Welwyn Hatfield District Plan 2005, Policies SP9 and SADM12 of the Welwyn Hatfield Draft Local Plan 2016, the Supplementary Planning Guidance for Parking Standards 2004 and the Council's Interim Policy for Car Parking Standards 2004.

Conclusion

The proposed extension, by virtue of it being built to the flank boundary of the property at first floor level, would appear cramped in its plot in relation to the character and appearance of the street scene and locality generally. Accordingly, the proposal is contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Policy SP9 of the Welwyn Hatfield Draft Local Plan 2005, the Council's Supplementary Design Guidance 2005 and the National Planning Policy Framework.

The proposed extension, by reason of the deficit of on-site parking for the resultant dwelling, would increase the pressure for on-street parking which would not be compatible with the maintenance and enhancement of the character of the area and would accordingly fail to provide a high standard of design. The proposed development is, therefore, contrary to the National Planning Policy Framework 2019, Policies D1, D2 and M14 of the Welwyn Hatfield District Plan 2005, Policies SP9 and SADM12 of the Welwyn Hatfield Draft Local Plan 2016, the Supplementary Planning Guidance for Parking Standards 2004 and the Council's Interim Policy for Car Parking Standards 2004.

The proposed development would have an acceptable impact the street scene and the amenities of the neighbouring occupiers.

However, the application is recommended for refusal for the reasons above.

Reasons for Refusal:

1. The proposed extension would, by virtue of it being built to the flank boundary of the property at first floor level, appear cramped in its plot to the detriment of the street scene and the locality generally. Accordingly, the proposal is contrary to the National Planning Policy Framework 2019, Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Policy SP9 of the Welwyn Hatfield Draft Local Plan 2005 and the Council's Supplementary Design Guidance 2005.
2. The proposed extension would, by reason of the deficit of on-site parking for the resultant dwelling, increase the pressure for on-street parking which would not be compatible with the maintenance and enhancement of the character of the area and would accordingly fail to provide a high standard of design. The proposed development is therefore, contrary to the National Planning Policy Framework 2019, Policies D1, D2 and M14 of the Welwyn Hatfield District Plan 2005, Policies SP9 and SADM12 of the Welwyn Hatfield Draft Local Plan 2016, the Supplementary Planning Guidance for Parking Standards 2004 and the Council's Interim Policy for Car Parking Standards 2004.

REFUSED DRAWING NUMBERS

Plan Number	Revision Number	Details	Received Date
3201-247-02		Existing First Floor Plan	1 November 2019
3201-247-03		Existing Roof Plan	1 November 2019

3201-247-04	Existing Front Elevation	1 November 2019
3201-247-05	Existing Rear Elevation	1 November 2019
3201-247-06	Existing Side Elevation	1 November 2019
3201-247-07	Existing Side Elevation	1 November 2019
3201-247-101	Proposed Ground Floor Plan	1 November 2019
3201-247-202	Proposed First Floor Plan	1 November 2019
3201-247-203	Proposed Roof Plan	1 November 2019
3201-247-206	Proposed Section	1 November 2019
3201-247-204	Proposed Front Elevation	1 November 2019
3201-247-205	Proposed Rear Elevation	1 November 2019
3201-247-207	Proposed Side Elevation	1 November 2019
3201-247-01	Existing Ground Floor Plan	1 November 2019
3201-247-LOC	Location Plan	1 November 2019
3201-247-100	Proposed Site Plan	1 November 2019

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).

Determined By:

Ms Gill Claxton
31 December 2019