

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

DELEGATED APPLICATION

Application No: 6/2020/1038/HOUSE
Location: 87 Bramble Road, Hatfield, AL10 9SB
Proposal: Erection of part single/part two storey rear extension, single storey front extension, new pitch roof over side addition and alterations to openings
Officer: Mr David Elmore

Recommendation: Granted

6/2020/1038/HOUSE

Context			
Site and Application description	Planning permission is sought for the erection of a part single/part two storey rear extension, single storey front extension, new pitch roof over side addition and alterations to openings.		
Constraints (as defined within WHDP 2005)	GB - Greenbelt - Distance: 0 LCA - Landscape Character Area (Colney Heath Farmland) - Distance: 0 PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield Villages - Distance: 0 WCCF - Watling Chase Community Forest - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 HHAA - Hatfield Heritage Assessment Area(Wilkin's Green) - Distance: 0		
Relevant planning history	Application Number: S6/2011/1574/FP Decision: Granted Decision Date: 12 September 2011 Proposal: Erection of an outbuilding Application Number: E6/1948/0344/ Decision: Granted Decision Date: 28 October 1948 Proposal: Private garage		
Consultations			
Neighbour representations	Support: 0	Object: 1	Other: 0
Publicity	Site Notice Display Date: 26 May 2020 Site Notice Expiry Date: 16 June 2020		
Summary of neighbour responses	Objection from 89 Bramble Road regarding loss of light		
Consultees and responses	No representations received		

Relevant Policies

NPPF

D1 D2 GBSP1 GBSP2 M14

Supplementary Design Guidance Supplementary Parking Guidance Interim Policy for car parking and garage sizes

Main Issues

Would the development reflect the character of the area?

Yes No

Comment: Policies D1 and D2 of the District Plan respectively require high quality design in all new development and for proposals to respect and relate to the character and context of their location, maintaining and where possible enhancing the character of the existing area.

The NPPF advocates high quality design and that permission should be refused for development of poor design which fails to take the opportunities available for improving the character and quality of an area the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

The Council's Supplementary Design Guidance 2005 (SDG) expands on Policies D1 and D2 of the District Plan and outlines, amongst other things, that:

- Extensions should be designed to complement and reflect the design and character of the dwelling and be subordinate in scale;
- The extension must not reduce the space around the dwelling to such an extent that the dwelling looks cramped on its site
- The spacing of buildings adjacent to and in the immediate locality of the site should be reflected; and
- For all two-storey side extensions, a minimum distance of 1 metre between the extension and the adjoining flank boundary must be maintained. This spacing is to prevent overdevelopment across plot widths and a terracing effect within areas of detached and semi-detached properties.

87 Bramble Road is a two-storey detached dwelling with domestic front garden/driveway and rear garden. It is faced in white coloured render below a red/brown tiled roof hipped on all sides.

This property is located within an established residential area which contains two-storey detached and semi-detached dwellings. A number of properties have been extended to the side and rear at either single or two storey level along this part of the street.

This application proposes the erection of a part single/part two storey rear extension, single storey side extension, single storey front extension and alterations to openings.

The part single/part two storey rear extension would be a sizeable addition but would not unacceptably visually dominate the property or significantly alter its character. It is noted that the two storey element would be of a similar size to that granted planning permission in 2013 at number 79 Bramble Road (S6/2013/2243/FP). In combination with the other proposed extensions, it is considered that the proposal would not be disproportionate in scale. Further, the proposal would not reduce the space around the host property to such an extent that the enlarged dwelling would appear cramped on its plot. The gaps between the property and the neighbouring dwellings would be maintained.

The proposed elevations annotate that the external materials of the proposed extensions would be similar to existing. Only matching external materials will retain the existing character and appearance of the dwelling and this can be secured through planning condition.

For the reasons given it is concluded that the proposed development would accord with the above design policies.

Would the development reflect the character of the dwelling?

Yes No N/A

Comment: See above

Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)

Yes No

Comment: District Plan Policy D1, in conjunction with the SDG, outlines that development will be required to provide a good standard of amenity for buildings and external open spaces. The SDG states that extensions should not cause loss of light or be unduly dominant from adjoining properties, as a result of either length of projection, the height or proximity of the extension. Also extensions should be designed, orientated and positioned in such a way to minimise overlooking between dwellings.

The NPPF requires high quality design for buildings and place and protecting the living conditions of neighbouring properties is a key part of this.

The neighbours which may be affected by the development include the next door neighbours at numbers 85 and 89 Bramble Road. All other neighbouring properties are sufficiently separated from the proposed development to remain unaffected.

85 Bramble Road

This property is located to the immediate south-east of the site. Its flank wall is separated from the shared boundary by approximately 1 metre. The flank wall to flank wall separation would be approximately 2.2 metres.

The proposed rear extension would only extend beyond rear wall of number 85 at ground floor level by approximately 0.6 metres at ground level. The first floor element would extend beyond the first floor rear wall of number 85 by approximately 4 metres.

Having regard to the above measurements, roof form of the proposed rear extension and its orientation relative to number 85, it is considered that the development would not be unduly dominant or cause any adverse loss of sunlight or daylight from this neighbouring property.

The proposal includes two first floor side window facing number 85 which would serve a bathroom an en-suite. The bathroom window is annotated to be obscured and non-opening below 1.7 metres however the en-suite window is not. This measure will prevent any potential for overlooking and such a requirement for the en-suite window can be secured through planning condition.

89 Bramble Road

This property is located to the immediate north-west of the application site and is a link-detached. The first floor rear wall of both properties are broadly flush and number 89 includes a rear conservatory which is set-in from the shared boundary by approximately 2.5 metres.

The proposed single storey rear extension would be built adjacent to the shared boundary and extend beyond the main rear wall of number 89 by approximately 4.150 metres. The first floor element would be set-in from the shared boundary 2.2 metres and project approximately 2.65 metre beyond the main rear wall.

Number 89 has objected to the application on the ground that the proposal will cut out sunlight to the conservatory. However, having regard to the above measurements, roof form of the proposed rear extensions and its orientation relative to number 89, it is considered that the development would not be unduly dominant or cause any adverse loss of sunlight or daylight from this neighbouring property.

The proposal includes two first floor side window facing number 89 which would serve a bedroom. This window is annotated to be obscured and non-opening below 1.7 metres and this measure will prevent any potential for overlooking.

In conclusion, it is considered that the proposal would not harm the living conditions of occupiers of any neighbouring property.

Would the development provide / retain sufficient parking?

Yes No

Comment: The proposal has sufficient space available in its front driveway for the parking of 3 cars which is acceptable for the resultant 4-bed property.

Conclusion

Subject to the suggested conditions, the proposed development would accord with all relevant local and national planning policies.

Conditions:

1. Notwithstanding submitted drawing number 1751RM_HH:SH2 Revision 0, the render, roof tile, windows, 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 Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

2. The upper floor side elevation windows hereby approved must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and must be retained in that form thereafter.

REASON: To protect the residential amenity and living conditions of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

DRAWING NUMBERS

3. 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
1751RM_HH: SH1	0	Location Plan, Existing Block Plan, Existing Floor Plans, Elevations and Sections	11 May 2020
1751RM_HH: SH2	0	Proposed Block Plan, Floor Plans and Elevations	11 May 2020

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.

Determined By:

Mr Mark Peacock
6 July 2020