

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

DELEGATED APPLICATION

Application No: 6/2020/1871/HOUSE
Location: 89 Lemsford Road Hatfield AL10 0DZ
Proposal: Erection of a single storey side extension
Officer: Mr David Elmore

Recommendation: Granted

6/2020/1871/HOUSE

Context			
Site and Application description	<p>The application site comprises a two-storey semi-detached dwelling within an established residential area in Hatfield.</p> <p>Planning permission is sought for a single storey side extension.</p>		
Constraints (as defined within WHDP 2005)	<p>PAR - PARISH (HATFIELD) - Distance: 0 ROW - FOOTPATH (HATFIELD 011) - Distance: 37.34 Wards - Hatfield Central - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 HHAA - Hatfield Heritage Assessment Area(Hatfield New Town) - Distance: 0</p>		
Relevant planning history	<p>Application Number: 6/2020/0195/HOUSE Decision: Refused Decision Date: 17 April 2020 Proposal: Erection of single storey side and rear extension</p> <p>Application Number: S6/1996/0136/FP Decision: Granted Decision Date: 09 April 1996 Proposal: Erection of a single storey side extension to form garage. (Revisions to planning permission granted S6/0623/95)</p> <p>Application Number: S6/1995/0623/FP Decision: Granted Decision Date: 25 September 1995 Proposal: Erection of single lean to garage to side of house</p> <p>Application Number: S6/1979/0075/ Decision: Granted Decision Date: 02 March 1979 Proposal: Ground floor rear extension, front porch and detached garage</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	<p>Site Notice Display Date: 28 August 2020 Site Notice Expiry Date: 19 September 2020 Neighbour letters sent</p>		

Summary of neighbour responses	No representations received
Consultees and responses	No representations received
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 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	
Main Issues	
Would the development reflect the character of the area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment: Subject to the external materials of the proposed extension matching the existing dwelling. This can be secured through condition.	
Would the development reflect the character of the dwelling?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment: Subject to the external materials of the proposed extension matching the existing dwelling	
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 type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Any other considerations	None.
Conclusion	
Subject to the suggested condition, the proposed development would accord with all relevant local and national planning policies.	

Conditions:

1. 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.

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
066/EX/001		Location Plan	29 July 2020
066/EX/002		Site Plan	29 July 2020

066/EX/101	Existing Ground & First Floor Plan	29 July 2020
066/PR/201	Proposed Ground & First Floor Plan	29 July 2020
066/EX/120	Existing Elevations	29 July 2020
066/PR/220	Proposed Elevations	29 July 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. 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.
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. 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.
4. In addition, and separate to your planning permission, for the majority of schemes, you are required by law to appoint a building regulator who will inspect your property at various stages during the course of your building project. This is to ensure it is compliant with the Building Regulations and the Building Act 1984.

The checks the building regulator will carry out include, but are not limited to, the structure, foundations, fire precautions and escape routes, electrical and plumbing compliance and other issues such as drainage and insulation. The objective of these checks is to ensure that your building is safe to live in, accessible and environmentally sustainable.

Once all build stages are checked and the works are finished, a Completion Certificate is issued confirming that these objectives have been met. You will also need the Completion Certificate, should you sell the property, as it will confirm to future owners that the work has been carried out in compliance with the Regulations.

As the owner of the property, you are responsible for Building Regulations compliance so we would urge you to decide which regulator to use, as opposed to leaving your builder or architect to make the choice. This is so that you can be sure the building regulator is truly independent and working to protect you from any breach or omission during the works.

Hertfordshire Building Control Limited are a Company wholly owned by eight local authorities in Hertfordshire including Welwyn Hatfield Borough Council. Please contact them on 01438 879990 or at buildingcontrol@hertfordshirebc.co.uk to discuss the process and all that is involved. Or alternatively refer to the Homeowner Information section on their website at www.hertfordshirebc.co.uk

Determined By:

Mr Mark Peacock
23 September 2020