

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

DELEGATED APPLICATION

Application No: 6/2020/2775/HOUSE
Location: 80 Campion Road Hatfield AL10 9FT
Proposal: Conversion of existing garage and addition of 1 x new parking space (part retrospective)
Officer: Mr Tom Gabriel

Recommendation: Granted

6/2020/2775/HOUSE

Context			
Site and Application description	<p>The application site comprises an end of terrace dwelling in a plot at the junction of Campion Road and Ivy Walk. The site immediately abuts a communal parking and turning area for a number of the nearby dwellings.</p> <p>The application is for the conversion of existing garage and the addition of one new parking space to the property (part retrospective).</p>		
Constraints (as defined within WHDP 2005)	<p>PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield Villages - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 CP - Cycle Path (Cycle Facility / Route) - Distance: 2.35 HAT - Hatfield Aerodrome - Distance: 0 HHAA - Hatfield Heritage Assessment Area(Hatfield Garden Village) - Distance: 0</p>		
Relevant planning history	<p>Application Number: S6/2001/0577/FP Decision: Approval Subject to s106 Decision Date: 24 July 2003 Proposal: Residential development comprising 370 new dwellings, new roads, cycleways, footpaths, landscaping and public open space</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	<p>Neighbour letters were sent out. Site Notice Display Date: 29 October 2020 Site Notice Expiry Date: 19 November 2020</p>		
Summary of neighbour responses	None received.		
Consultees and responses	None 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 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?

Yes No

Would the significance of the designated heritage asset be preserved or enhanced?

Yes No N/A

Comment (if applicable):

Would the development reflect the character of the area?

Yes No

Comment (if applicable): The proposed garage conversion would not have a significant impact upon the character and appearance of the area considering its relatively minor nature. The additional hardstanding (already installed) has not had a harmful impact upon the character of the area given the presence and extent of hardstanding witnessed in the area. A landscape strip and tree have been retained which assists in mitigating the visual impact of hardstanding and parked cars. The replacement of the garage door with a window would not appear as a visually incongruous element of, or cause harm to, the area.

Would the development reflect the character of the dwelling?

Yes No N/A

Comment (if applicable): With matching brickwork and window, the proposal would not detract from the character of the property.

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

Yes No N/A

Comment (if applicable):

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable): Two parking spaces would remain for the property following the provision of the additional space to the front of the dwelling, in keeping with the Council's Parking Standards for the property.

Conclusion

The proposed development is considered acceptable in all regards and is therefore recommended for approval.

Conditions:

1. The brickwork, roof tile, bond, mortar, windows, 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:

Plan Number	Revision Number	Details	Received Date
5069-E01	B	Plans and Elevations as Existing	23 October 2020
5069-0S1		Location Plan	23 October 2020
5069-0S2		Block Plan	23 October 2020
5069-P01	B	Proposed plans and elevations	25 November 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.
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.
3. 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
9 December 2020