

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

DELEGATED APPLICATION

Application No: 6/2020/2900/HOUSE
Location: 3 Wilkins Green Lane Hatfield AL10 9RT
Proposal: Part conversion and proposed single storey rear extension of existing garage with insertion of roof lights
Officer: Mr Sukhdeep Jhooti

Recommendation: Granted

6/2020/2900/HOUSE

Context			
Site and Application description	<p>The application site comprises of a two storey detached dwellinghouse built on a generous plot. It is set well-back from the pavement edge. It benefits from a large frontage which can accommodate a number of vehicles.</p> <p>Part conversion and proposed single storey rear extension of existing garage with insertion of roof lights.</p>		
Constraints (as defined within WHDP 2005)	<p>FLZ2 - Flood Zone 2 (Fluvial Models) - Distance: 0 FLZ3 - Flood Zone 3 (Fluvial Models) - Distance: 0 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</p>		
Relevant planning history	<p>Application Number: S6/1999/0617/FP Decision: Granted Decision Date: 31 August 1999 Proposal: Erection of two storey rear extension and pitched roof to existing link to garage</p> <p>Application Number: S6/2010/1929/FP Decision: Granted Decision Date: 02 November 2010 Proposal: Erection of first floor rear extension</p> <p>Application Number: S6/2012/0512/FP Decision: Granted Decision Date: 01 June 2012 Proposal: Erection of first floor rear extension</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour letters		

Summary of neighbour responses	No representations received at the time of writing this report.
Consultees and responses	<p>Hatfield Town Council - Members raise no objections provided neighbours do not object</p> <p>Lead Local Flood Authority – No Objection</p> <p>Environment Agency – No representations received at the time of writing this report.</p> <p>Welwyn Hatfield Borough Council - Landscapes Department: No representations received at the time of writing this report.</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 Others <u>Draft Local Plan Proposed Submission August 2016</u> SP1 Delivering Sustainable Development SP3 Settlement Strategy and Green Belt Boundaries SP7 Type and Mix of Housing SP9 Place Making and High Quality Design SADM11 Amenity and Layout	
Main Issues	
Design (form, size, scale, siting) and Character (appearance within the streetscene)	<p>Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 respectively require high quality design in all new development and for proposals to respect and relate to the character and context of their location. These policies are expanded upon in the Council’s Supplementary Design Guidance (SDG) which requires that residential extensions should be complementary in design and be subordinate in size and scale to the existing dwelling. The impact of a development is assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing building and area.</p> <p>The proposed development would not be readily visible when viewed from various angles of the general streetscene due to its size, siting and scale. It would be built from complementary materials and would be a proportionate addition to the application dwelling. The proposed rooflights would not over-dominate the roof of the proposed development.</p> <p>The proposal complies with policy D1 and D2 of the adopted plan, the SDG and the NPPF 2019.</p>
Impact on neighbours	<p>The proposal would be set away from the common boundary with No. 2, but alongside the boundary with No. 4, although that property has a structure along the common boundary. It is noted that the neighbouring garden areas are generously sized so as to avoid the proposal invoking a severe sense of enclosure. It would not cause significant loss of light, outlook or privacy when viewed from the rear habitable room glazing and garden areas of adjoining occupiers. This is due to the overall height, width and depth of the proposal together with the location of existing buildings at No.4. The proposals are in accordance with Policy D1 of the adopted plan, the SDG and the NPPF 2019.</p>
Access, car parking and highway considerations	<p>Whilst the proposal would remove the ability to park in the garage and would create an additional family room, sufficient parking will remain within the site frontage. The proposals comply with Policy M14 of the Welwyn Hatfield District Plan 2005, interim parking standards and the Supplementary Planning</p>

	Guidance and the NPPF.
Landscaping Issues	No protected trees or trees of a high/civic amenity value would be adversely affected by the proposal due to its size, siting and scale. The landscape character of the site will be maintained as a result.
Any other considerations including preserved or enhanced character or appearance of Conservation Area	Supporting information has been provided by the applicant which indicates that according to the Environment Agency mapping data the proposal is within a flood zone one. The nearest river is more than 108m away along Ellenbrook Road and this is an open channel. The long term flood risk map from the EA, Hertfordshire ordinary watercourse map and the EA's Main River Map all show that there is no culverted watercourse nearby. The proposal would not cause harm to the Hatfield Heritage Assessment Area by reason of size, scale and design.
Conclusion	
The proposed development complies with relevant planning policy and guidance and is recommended for approval subject to conditions.	

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
100A		Proposed plans	6 November 2020
01A		Existing plans	6 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 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. 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.
4. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.
5. 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:

Mrs Sarah Smith
18 December 2020