

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

DELEGATED APPLICATION

Application No: 6/2020/3053/FULL
Location: 397 St Albans Road West Hatfield AL10 9RU
Proposal: Erection of a two storey side extension, front porch extension, part single and part two storey rear extension with rooflights, proposed window openings and alterations to existing window openings (Amendment to application approved under decision reference 6/2018/1591/HOUSE).
Officer: Mr Sukhdeep Jhooti

Recommendation: Granted

6/2020/3053/FULL

Context			
Site and Application description	<p>The application site comprises a two storey semi-detached dwelling located to the southern side of St Albans Road.</p> <p>Planning permission is sought the erection of a two storey side extension, front porch extension, part single and part two storey rear extension with rooflights, proposed window openings and alterations to existing window openings (Amendment to application approved under decision reference 6/2018/1591/HOUSE).</p>		
Constraints (as defined within WHDP 2005)	<p>GB - Greenbelt - Distance: 15.37</p> <p>LCA - Landscape Character Area (De Havilland Plain) - Distance: 0</p> <p>PAR - PARISH (HATFIELD) - Distance: 0</p> <p>Wards - Hatfield Villages - Distance: 0</p> <p>WCCF - Watling Chase Community Forest - Distance: 0</p> <p>A4HD - Article 4 HMO Direction - Distance: 0</p> <p>HEN - No known habitat present (high priority for habitat creation) - Distance: 0</p> <p>SAGB - Sand and Gravel Belt - Distance: 0</p> <p>HHAA - Hatfield Heritage Assessment Area(Wilkin's Green) - Distance: 0</p>		
Relevant planning history	<p>Application Number: 6/2018/1591/HOUSE</p> <p>Decision: Granted</p> <p>Decision Date: 09 August 2018</p> <p>Proposal: Erection of a part single, part two storey side and rear extension</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour notification letter.		
Summary of neighbour responses	No representations have been received.		

Consultees and responses	<p>Hatfield Town Council – Members raise no objections provided neighbours do not object</p> <p>Conservation Officer – No Objection. Proposal would not cause harm to Hatfield Heritage Assessment Area.</p>
Relevant Policies	
<p><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 Others: Supplementary Planning Guidance – Parking Standards, Interim Policy for Car Parking Standards and Garage Sizes</p> <p><u>Draft Local Plan Proposed Submission August 2016</u> SP4 Transport and Travel SP9 Place Making and High Quality Design SADM2 Highway Network and Safety SADM11 Amenity and Layout SADM12 Parking, Servicing and Refuse</p>	
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): The proposed first floor element of the side extension would retain 1m spacing off the common boundary at the front corner of the dwelling. The 1m spacing would narrow towards the rear of the dwelling due to the splayed nature of the application site, however this narrowing would not be prominent when viewed from various angles of the streetscene. The 1m spacing would be evident and therefore a ‘terracing effect’ is avoided.	
Would the development reflect the character of the dwelling?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Comment (if applicable):	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Comment (if applicable): There is space within the site frontage for the parking of two vehicles. Three parking spaces would usually be required in order to comply with parking standards as an additional bedroom is being provided. The site is within a relatively sustainable location close to local amenities and services. Paragraph 105 of the NPPF 2019 does allow for reduced parking if development is situated within a sustainable location. As such, it is considered that the development would retain sufficient parking for these reasons. It is not considered that the under provision of one parking space is sufficient to justify a refusal for this application on the basis given the accessible location of the site and the absence of any impact in terms of highway safety or capacity.	
Any other issues	
As a result of there being no side access to the rear garden, it is likely that refuse and recycling	

containers would be stored at the front of the site which can have a harmful impact upon the visual amenity of the streetscene and the character of the area contrary to District Plan Policies D1 and D2. No details of a screened enclosure have been provided with the application, however, the large front garden provides ample space for discrete storage. In these circumstances, it would be appropriate to condition details of a bin storage area to ensure refuse and recycling containers are screened effectively.

Conclusion

The impacts of the proposal have been considered on the visual amenity of the site and surrounding area and on the amenity of neighbouring dwellings. It has been concluded that the proposed development would safeguard the character and appearance of the application dwelling and immediate locality. It would safeguard neighbour living conditions and retain sufficient parking. The proposal is therefore considered to comply with Policies GBSP2, D1 and D2, of the District Plan, the Supplementary Design Guidance and the NPPF.

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.

2. No above ground development shall take place until details of the design and specification of suitable store or screen for the refuse and recycling bins have been submitted to and approved in writing by the Local Planning Authority. Subsequently the refuse and recycling store or screen shall be constructed, equipped and made available for use prior to first occupation of the extended dwelling.

REASON: To ensure a satisfactory standard of refuse and recycling provision and to protect the visual amenity of the streetscene in accordance with Policies GBPS2, D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

3. Any upper floor window located in a wall or roof slope forming a side elevation of the extension 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 shall 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, Policy SADM11 of the Emerging Local Plan 2016 and the National Planning Policy Framework.

DRAWING NUMBERS

4. 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
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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. 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.
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
13 January 2021