

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

DELEGATED APPLICATION

Application No: 6/2020/3056/HOUSE
Location: 33 Holme Road Hatfield AL10 9LH
Proposal: Erection of a single storey front extension
Officer: Ms Kirsty Shirley

Recommendation: Granted

6/2020/3056/HOUSE

Context			
Site and Application description	<p>The application dwelling is a semi-detached, two-storey property located on the west side of Holme Road. The area is characterised by semi-detached properties with open plan frontages.</p> <p>Planning permission is sought for the erection of a single storey front extension.</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 HHAA - Hatfield Heritage Assessment Area(Hatfield Garden Village) - Distance: 0</p>		
Relevant planning history	<p>Application Number: S6/1981/0136/ Decision: Granted Decision Date: 25 March 1981 Proposal: Single storey rear extension</p> <p>Application Number: S6/2008/0576/FP Decision: Granted Decision Date: 12 May 2008 Proposal: Erection of first floor rear extension</p> <p>Application Number: S6/2008/0578/LU Decision: Granted Decision Date: 12 May 2008 Proposal: Certificate of lawfulness for a proposed conversion of existing hipped roof to a gable and installation of dormer and Juliet balcony to rear and two roof light windows to the front</p> <p>Application Number: 6/2020/3083/PN8 Decision: Prior Approval Not Required Decision Date: 18 December 2020 Proposal: Prior approval for proposed larger single storey rear extension measuring 6m depth, 3.50m in heights and 3m in eaves</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0

Publicity	Neighbour notification letter
Summary of neighbour responses	None received
Consultees and responses	Hatfield Town Council – no response
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	
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): District Plan Policies D1 and D2 aim to ensure a high quality of design and to ensure that development respects and relates to the character and context of the locality, maintaining and where possible enhancing the character of the existing area. Policy GBSP2 requires proposals to be compatible with the maintenance and enhancement of the character of the area. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG) which requires the impact of a development to be assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing building and area. These objectives are broadly consistent with the core principle of the NPPF that planning should seek to secure high quality design.	
<p>The front elevation of the application dwelling currently features a brick archway which the front door is inset under, and this feature is commonly seen within the street scene. The proposal seeks to erect a single storey front extension across the width of the front elevation to accommodate a new entranceway way, small bathroom and extension to the living room. Projecting front porches are not uncommon in the area and the property adjoining the application features a projecting porch. The extension across the front elevation is not seen within the immediate proximity of the application dwelling, but the extension is subordinate in size and scale, and would not detract from the street scene. The extension features a mono-pitch roof which is in keeping with the gabled roof of the dwelling, and a window is inserted into the front elevation which is in keeping with the existing windows. Matching materials are proposed and this can be secured by condition.</p> <p>Subject to the suggested condition regarding materials, it is considered that the proposed development would be acceptable in terms of its appearance and would maintain the character of the area. In this respect, no objections are raised with regard to District Plan Policies D1, D2; the SDG; and the NPPF.</p>	
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): See above	
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): No neighbour representations have been received for this application.	

Given the limited depth and height of the extension, would not appear visually overbearing or unduly dominant when viewed from neighbouring the properties, nor would it result in harmful loss of sunlight/daylight.

There are no windows inserted into the side elevations of the extension which maintains the privacy of the adjoining neighbours. A forward facing window is inserted into the extension which is smaller in size and scale compared to the existing window, and the substantial spacing remaining between opposite neighbours maintains the privacy of the opposite neighbours.

The amenity of the adjoining occupiers would be maintained to an acceptable level in accordance with District Plan Policy D1; the SDG; and the NPPF.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable): No additional bedrooms would be created and no additional parking is required. The site benefits from a driveway and on-street parking.

Any other issues

None

Conclusion

Subject to the suggested condition, the proposed development is considered to be in accordance with Welwyn Hatfield District Plan, the Supplementary Design Guidance and the National Planning Policy Framework.

Conditions:

1. The roof tile, 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
2076.LP.01		Site Location Plan	18 November 2020
2076.EX.11		Existing Ground and First Floor Plans	18 November 2020
2076.EX.12		Existing Elevation (AA) and Elevation BB (side) Section (CC)	18 November 2020

2076.BP.03		Proposed Block Plan	18 November 2020
2076.P.11		Proposed Ground and Floor Plans	18 November 2020
2076.P.12	B	Proposed Elevation (AA) and Elevation BB (Side) and Sections (CC)	23 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. 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.
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. 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
18 January 2021