

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

DELEGATED APPLICATION

Application No: 6/2021/0064/HOUSE
Location: 5 Wilkins Green Lane Hatfield AL10 9RT
Proposal: Erection of a single storey rear extension
Officer: Ms Kirsty Shirley

Recommendation: Granted

6/2021/0064/HOUSE

Context			
Site and Application description	<p>The application site is located north of Wilkin's Green Lane and is well screened with vegetation. The application dwelling is a two storey detached property situated within a sizeable plot.</p> <p>Planning permission is sought for the erection of a single storey extension.</p>		
Constraints (as defined within WHDP 2005)	<p>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: S6/1998/0287/FP Decision: Granted Decision Date: 05 May 1998 Proposal: Erection of rear conservatory</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 comment		
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.
The application dwelling has a conservatory positioned from the rear corner of the application dwelling. Planning permission is sought to replace the conservatory with a rear extension. The extension projects from the flank and rear elevation, increasing the footprint of the application dwelling. The depth and scale of the extension however is limited and the development remains subordinate and in keeping with the existing dwelling. Partial views of the extension would be seen from the street scene, but matching materials can be secured by condition to ensure the development does not detract from the character of the area.
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.
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.
The extension would not project further than existing development within adjoining neighbours No. 6 and No. 4's rear gardens, and would therefore not result either of these neighbours to experience a loss of light. The size and scale of the extension would not be visually overbearing or unduly dominant when viewed from adjacent neighbours.
A side window is inserted into the flank elevation of extension and bi-folding doors are inserted into the rear elevation of the extension. It is considered that this fenestration does not exacerbate any existing overlooking and the privacy of adjoining neighbours is therefore maintained.
The amenity of adjoining neighbours 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?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

Comment (if applicable): The proposal does not increase the amount of bedrooms and so parking is not a consideration for this application. The site benefits from a sizeable driveway.

Any other issues

Site Visit

A visit at the rear of the property has not been undertaken in the interest of social distancing and slowing the spread of COVID-19. In this case, given the limited scale of the development, together with the absence of any objections, it is considered that no third parties would be disadvantaged by determining the application.

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 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
AL01A		Existing Plans & Elevations	13 January 2021
AL02A		Proposed Plans & Elevations	13 January 2021

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. 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.
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
8 March 2021