

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

**DELEGATED APPLICATION**

**Application No:** 6/2021/0959/HOUSE  
**Location:** 189 Parkway Welwyn Garden City AL8 6JA  
**Proposal:** Erection of rear extension.  
**Officer:** Mrs Sarah Madyausiku

**Recommendation:** Granted

6/2021/0959/HOUSE

<b>Context</b>			
<b>Site and Application description</b>	<p>The application site consists of a mid-terrace dwelling in a row of four which are located on the corner of Parkway and Stanborough Road. The properties are set back from the highway with mature vegetation located at the front.</p> <p>The property has an existing single storey rear extension which replaced an existing outhouse. This existing rear extension is long at approximately 6m in depth. It covers only half the width of the ground floor elevation of the house.</p> <p>This application is for the infilling of the existing patio area adjacent to number 22 Stanborough Road. The infill extension would have a depth of approximately 4.0m with a roof light and patio doors to the garden.</p> <p>The application has been amended since its initial submission and an additional rear conservatory that was proposed has been removed.</p>		
<b>Constraints (as defined within WHDP 2005)</b>	<p>CA - Conservation Area: WGC1; - Distance: 0            Wards - Handside - Distance: 0            CP - Cycle Path (Cycle Facility / Route) - Distance: 19.15</p>		
<b>Relevant planning history</b>	<p>Application Number: N6/2009/1211/FP      Decision: Granted      Decision Date: 12 October 2009</p> <p>Proposal: proposed extension to outhouse</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	<p>Site Notice Display Date: 29 April 2021            Site Notice Expiry Date: 21 May 2021            Press Advert Display Date: 21 April 2021            Press Advert Expiry Date: 13 May 2021</p>		

<b>Summary of neighbour responses</b>	None
<b>Relevant Policies</b>	
<p>Section 72 of the Listed Buildings and Conservations Areas Act  <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  Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005.  SPG Parking Standards, January 2004  Interim Policy for Car Parking Standards and Garage Sizes. August 2014</p>	
<b>Main Issues</b>	
<b>Is the development within a conservation area?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <p>The principle of this application was approved under reference 6/2017/0239/HOUSE. This permission lapsed in April 2020 but is a material consideration in this assessment.</p> <p>The property is located within the Welwyn Garden City Conservation Area, it should be noted that Section 72 of the Listed Buildings and Conservations Areas Act (1990) states that <i>'special attention shall be paid to the desirability of preserving or enhancing the character or the appearance of that area'</i>.</p> <p>Paragraph 192 of the NPPF states that in determining planning applications, local planning authorities should take account of:</p> <ul style="list-style-type: none"> <li>• the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>• the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>• and the desirability of new development making a positive contribution to local character and distinctiveness.</li> <li>•</li> </ul> <p>Policies D1 and D2 of the adopted Welwyn Hatfield District Plan (2005) are of relevance and seek to provide a good standard of design in all new development and require that all new development respects and relates to the character and context of the area in which it is to be sited. 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.</p> <p>Subject to a condition being imposed which would require that the extension be constructed with matching materials, the proposed infill extension would be of a scale and design that is in keeping with the character and appearance of the property and within the context of the architectural design and visual appearance of the surrounding area and is not considered to result in any additional or harmful impact on the character and appearance of the Welwyn Garden City Conservation Area.</p>	
<b>Would the significance of the designated heritage asset be conserved or enhanced?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Comment</b> (if applicable): see above	
<b>Would the development reflect the character of the area?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Comment</b> (if applicable): see above	
<b>Would the development reflect the character of the dwelling?</b>	

Yes  No  N/A

**Comment** (if applicable): see above

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

Yes  No  N/A

**Comment** (if applicable):

Policy D1 of the adopted Welwyn Hatfield Local Plan seeks to “ensure that the amenity and privacy of occupiers of existing and proposed dwellings is safeguarded.”

The impact of the proposed development on the residential amenity of neighbouring dwellings is considered in terms of the impact on neighbouring properties access to day/sun/sky light, privacy and overshadowing.

The proposed extension would be set along the shared boundary with 22 Stanborough Road which has timber fence along the same boundary. Giving consideration to the scale of the extension, the siting of windows in the adjoining properties and the orientation of the dwellings, the proposed extension would not have an unreasonable impact on the daylight or sunlight afforded to the occupiers of number 22 nor any other neighbouring properties or the level of privacy they currently enjoy nor would there be loss of outlook or overbearing impact.

The proposal would have an acceptable relationship with the adjoining and surrounding residential properties in respect of its impact on the amenity of adjoining occupiers and complies with Policy GBSP2, D1 and D2 of the adopted Welwyn Hatfield of the Local Plan and the Supplementary Planning Document: Residential Design Guide (2005).

**Would the development provide / retain sufficient parking?**

Yes  No  N/A

**Comment** (if applicable):

The proposal would not have any significant harmful impact on parking or highway safety in compliance with Policy M14 of the Welwyn Hatfield District Plan 2005.

### **Conclusion**

Subject to the suggested condition, the proposal would accord with the relevant policies within the District Plan, emerging Local Plan and the NPPF.

### **Conditions:**

1. The brickwork, roof material, bond, mortar, windows, detailing, guttering, soffits and other external decorations of the approved extension/alterations must match the existing dwelling 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.

### DRAWING NUMBERS

2. The development/works shall not be started and completed other than in accordance with the approved plans and details:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
189-PW2/01	E	Location Plan & Block Plan	27 May 2021
198-PW2-03	B	Side Elevations & Roof Plans	27 May 2021
189 PW2/02	D	Elevations and Floor Plans	2 June 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 paragraphs 186-187 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 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](mailto: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](http://www.hertfordshirebc.co.uk)

**Determined By:**

Mr William Myers  
3 June 2021