

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

DELEGATED APPLICATION

Application No: 6/2021/1153/HOUSE
Location: 1 School Road Little Heath Potters Bar EN6 1JW
Proposal: Erection of a single storey front extension
Officer: Ms Kirsty Shirley

Recommendation: Granted

6/2021/1153/HOUSE

Context			
Site and Application description	The application site is located on the north side of School Road and situated in close proximity Little Heath Primary School. The application site is comprised of a two storey semi-detached dwelling with paved front driveway and modest rear garden.		
Constraints (as defined within WHDP 2005)	LBC - NULL NULL - Distance: 16.22 GB - Greenbelt - Distance: 16.63 PAR - PARISH (NORTH MYMMS) - Distance: 0 Wards - Brookmans Park & Little Heath - Distance: 0		
Relevant planning history	Application Number: S6/1986/0628/FP Decision: Refused Decision Date: 20 November 1986 Proposal: Addition of pitched roof to provide an additional bedroom		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour notification letter		
Summary of neighbour responses	None received		
Consultees and responses	North Mymms Parish 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 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			
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?

Yes 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. 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 principles of the NPPF that planning should seek to secure high quality design.

The application dwelling is in a semi-detached pairing with No. 3. Both the application dwelling and No. 3 are similar in terms of their design and style. No. 3 however already benefits from a front extension.

The proposal in this application is to extend the ground floor front elevation of the dwelling to facilitate the conversion of the garage into a bedroom and enlarge the front bathroom. The proposed front extension extends across the width of the application dwelling, and projects to the same height and depth as the front extension featured at No. 3. The extension would also feature a flat roof the same as the front extension of No. 3. The limited size and scale of the front extension would ensure the development remains subordinate to the application dwelling. The design, size and scale of the front extension would also be in keeping with the application dwelling and adjoining neighbour No. 3 and would not detract from the character of the area. To ensure that the development remains in keeping with the character of the application dwelling and surrounding area, matching materials can be secured by condition

Subject to the condition regarding materials, it is considered that the development respects and relates to the application dwelling and surrounding area, and is therefore in keeping with District Plan Policies D1, D2; the SDG and the NPPF.

Would the development reflect the character of the dwelling?

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): No neighbour representations have been received for this application.

The proposed extension is subordinate to the existing dwelling and would not appear unduly dominant towards adjoining neighbour No. 3. The positioning and scale of the extension would also not result in adjoining neighbour No. 3 to experience a loss of sunlight.

A window is proposed within the front elevation to replace the garage door to facilitate the conversion of the garage into a bedroom. A smaller window is inserted into the front elevation in the same location to serve the bathroom. The Little Heath Primary School playground is located opposite where the windows would face. It is considered that the substantial distance between the application dwelling and school playground would not result in a detrimental loss of privacy or overlooking towards the school.

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?

Yes No N/A

Comment (if applicable): The proposal increases the amount of bedrooms from three to four. The Council's car parking guidance for a four bedroom house in this location is three spaces per

dwelling. The site benefits from a driveway which extends across the width of the application dwelling which is suitable to park two vehicles and could potentially accommodate three small vehicles. Due to the application sites' proximity to the Little Heath Primary School, there is limited on-street parking but on-street parking is an alternative.

Conclusion

Subject to the approval of materials, the proposed development is considered to be in accordance with the 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
1SR/P01		Existing & Proposed Side Elevations	28 April 2021
1SR/P01		Plans & Elevations	15 April 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. 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. 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
10 June 2021