

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

**DELEGATED APPLICATION**

**Application No:** 6/2021/1167/HOUSE  
**Location:** 25 Rooks Hill Welwyn Garden City AL8 6EU  
**Proposal:** Erection of rear single-storey extension with roof lights in order to create extended family/kitchen area with utility and associated works.  
**Officer:** Mr Raymond Lee

**Recommendation:** Granted

6/2021/1167/HOUSE

<b>Context</b>			
<b>Site and Application description</b>	<p>The application site comprises of a two storey semi-detached dwelling located on the northern side of Rooks Hill within the Welwyn Garden City Conservation Area.</p> <p>The application seeks planning permission for the erection of rear single-storey extension with roof lights to create extended family/kitchen area with utility and associated works.</p>		
<b>Constraints (as defined within WHDP 2005)</b>	<p>CA - Conservation Area: WGC1; - Distance: 0</p> <p>EM - Estate Management - Distance: 0</p> <p>Wards - Handside - Distance: 0</p>		
<b>Relevant planning history</b>	<p>Application Number: N6/1997/0029/FP</p> <p>Decision: Granted</p> <p>Decision Date: 18 February 1997</p> <p>Proposal: Retention of satellite dish to side elevation</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	<p>Site Notice Display Date: 10 May 2021</p> <p>Site Notice Expiry Date: 3 June 2021</p> <p>Press Advert Display Date: 12 May 2021</p> <p>Press Advert Expiry Date: 3 June 2021</p> <p>Neighbour notification letters.</p>		
<b>Summary of neighbour responses</b>	None received.		
<b>Consultees and responses</b>	None received.		

**Relevant Policies** NPPF D1  D2  GBSP1  GBSP2  M14 Supplementary Design Guidance  Supplementary Parking Guidance  Interim Policy for car parking and garage sizesDraft Local Plan Proposed Submission 2016:

SP9 Place making and High Quality Design

SADM11 Amenity and Layout

SADM15 Heritage

**Main Issues****Is the development within a conservation area?** Yes  No**Would the significance of the designated heritage asset be preserved or enhanced?** Yes  No**Comment** (if applicable):

The development 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 '*special attention shall be paid to the desirability of preserving or enhancing the character or the appearance of that area*'. Section 16 of the NPPF 'Conserving and enhancing the historic environment' is broadly consistent with Policy SADM15 'Heritage' of the Emerging Local Plan. Also of relevance, and consistent with the NPPF, are Policies D1 and D2 of the adopted Welwyn Hatfield District Plan (2005) which 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.

In this case, the proposal would involve a full width single storey rear extension that would project approximately 3m in depth and have an overall height 3.5m (2.3m to eaves), incorporating a mono-pitch roof form with two rooflights. The scale of the proposed extension, being single storey, would appear subordinate to the host dwelling. Whilst, due to the presence of an access drive that runs along the side of the dwelling, there may be glimpses of the flank wall of the extension from the street, given its limited depth and overall scale and design on the rear of the house, it would not result in it being an over prominent feature of the streetscene. The rooflights are shown on the plans to be low profile and therefore it would have limited impact on the character of the area.

Furthermore, the application form states that extension would be constructed of matching materials to help it blend in with the host building. The development would therefore not be considered detrimental to the character of existing dwelling nor the surrounding area. Subject to a matching materials condition, the proposal would preserve the character of the Conservation Area.

Accordingly, the proposed development would comply with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guidance 2005, Policies SP9, SADM11 and SADM15 of the Welwyn Hatfield Local Plan 2016, the provisions of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

**Would the development reflect the character of the area?** Yes  No**Comment** (if applicable): See above**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):

It is noted that no neighbour representations have been received.

It is not considered that the proposed development being single storey, with a depth of approximately 3m, would result in a detrimental impact on the residential amenity of neighbouring occupiers in terms of loss of light, appearing unduly dominant or result in an impact on privacy.

Overall, it is considered that the living conditions of the adjoining occupiers are maintained to an acceptable level in accordance Policy D1 Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005.

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

Yes  No  N/A

**Comment** (if applicable):

**Conclusion**

Having regard to all of the above, subject to the suggested condition, the proposed development would have an acceptable impact on the character and appearance of the existing property, it would preserve the character of the conservation area and the proposal would not result in any significantly detrimental impacts on the living conditions of neighbouring occupiers. The proposal is therefore acceptable and is in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guide 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 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 2019.

**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>
01		Existing plans	12 April 2021
200a	A	Proposed plans	20 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. You are advised that whilst Planning Permission/Consent has been granted for the proposed development, Estate Management Consent is also required. You are advised to not commence with the development hereby approved until that Consent is sought and granted.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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  
15 June 2021