

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

DELEGATED APPLICATION

Application No: 6/2021/1829/HOUSE
Location: 18 Worcester Road Hatfield AL10 0DX
Proposal: Demolition of rear conservatory and erection of single storey rear extension and front lean to porch.
Officer: Ms Kirsty Shirley

Recommendation: Granted

6/2021/1829/HOUSE

Context			
Site and Application description	The application site is located north of Worcester Road with public open green space to the front of the site. The application site is comprised of a two-storey end of terrace dwelling with elongated rear garden.		
Constraints (as defined within WHDP 2005)	PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield Central - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 HHAA - Hatfield Heritage Assessment Area(Hatfield New Town) - Distance: 0		
Relevant planning history	Application Number: 6/2021/1827/LAWP Decision: Decision Date: Proposal: Erection of rear outbuilding		
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 checked="" type="checkbox"/> Yes <input 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):			

<p>Would the development reflect the character of the area?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comment (if applicable): The front porch extension would be subordinate to the existing dwelling and the pitched roof would be in keeping with the application dwelling and wider area. The proposed rear extension would extend across the width of the dwelling and would be limited depth and height, appearing subservient to the application dwelling. The rear extension would be concealed behind the application dwelling but matching materials can be secured by condition to ensure the front and rear extensions would remain in keeping with the application dwelling and wider area.</p>
<p>Would the development reflect the character of the dwelling?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Comment (if applicable): See above</p>
<p>Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Comment (if applicable): No neighbour representations have been received for this application.</p> <p>The positioning, size and scale of the development would not result in adjoining neighbours to experience a loss of light or privacy, nor would it appear unduly dominant or overbearing.</p>
<p>Would the development provide / retain sufficient parking?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>Comment (if applicable): The proposal does not increase the amount of bedrooms and so parking is not a consideration for this application.</p>
<p>Any other issues</p> <p><i>Site Visit:</i> A site visit has not been undertaken to the rear of the application site in the interest of social distancing and slowing the spread of Covid-19.</p>
<p>Conclusion</p> <p>Subject to the suggested condition regarding materials, the proposal is in accordance with the Welwyn Hatfield District Plan; the Supplementary Design Guidance; and the National Planning Policy Framework.</p>

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.

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
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P001	Location Plan & Block Plan	14 June 2021
P010	Existing Ground Floor Plan	14 June 2021
P011	Existing First Floor Plan	14 June 2021
P012	Existing Roof Plan	14 June 2021
P020	Existing Rear Elevation	14 June 2021
P021	Existing Front Elevation	14 June 2021
P022	Existing Side Elevation	14 June 2021
P023	Existing Side Elevation	14 June 2021
P100	Proposed Ground Floor Plan	14 June 2021
P101	Proposed First Floor Plan	14 June 2021
P102	Proposed Roof Plan	14 June 2021
P200	Proposed Rear Elevation	14 June 2021
P201	Proposed Front Elevation	14 June 2021
P202	Proposed Side Elevation	14 June 2021
P203	Proposed Side Elevation	14 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 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. 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.

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
6 August 2021