

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

**DELEGATED APPLICATION**

**Application No:** 6/2021/2279/HOUSE  
**Location:** 67 Bramble Road Hatfield AL10 9SA  
**Proposal:** Erection of a single storey side and rear extension  
**Officer:** Ms Elizabeth Mugova

**Recommendation:** Granted

6/2021/2279/HOUSE

<b>Context</b>			
<b>Site and Application description</b>	<p>The application site is located south of Bramble Road and is comprised of a semi-detached two-storey house. The surrounding area is residential in character and includes generally semi-detached two-storey dwellings with similar designs.</p> <p>The site lies within Hatfield and Watling Chase Community Forrest as designated in the Welwyn Hatfield District Plan 2005.</p> <p>Planning permission is sought for part demolition of existing rear and side single-storey extensions and erection of replacement rear and side single-storey extensions along with roof lights. The proposed works will create an enlarged living/breakfast/kitchen area, a utility, a toilet and storage.</p>		
<b>Constraints (as defined within WHDP 2005)</b>	<p>GB - Greenbelt - Distance: 42.74            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>		
<b>Relevant planning history</b>	None		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 2	Other: 0
<b>Publicity</b>	Neighbour letters		
<b>Summary of neighbour responses</b>	<p><u>65 Bramble Road</u></p> <ul style="list-style-type: none"> <li>The loss of light/overshadowing – The addition to the existing ground floor rear extension will have an impact on the light received into our kitchen, which runs alongside the current extension. It would place our kitchen in an 'alcove' position and we are concerned it will make our kitchen darker as a result.</li> <li>As the semi-detached neighbour, we would object to the extension running completely along the rear of the property and would feel a revised layout such as an 'L' shape on the rear, should be taken into consideration.</li> </ul>		

	<p><u>69 Bramble Road</u> The submitted plans do not accurately represent the conditions on the ground as they:</p> <ul style="list-style-type: none"> <li>• Fail to depict the correct location of the boundary between neighbouring houses number 67 &amp; 69. If the extension is constructed as proposed it will cross the boundary into the neighbouring property.</li> <li>• The plans also fail to accurately depict the relative position of properties 67 &amp; 69 such that the front aspect of the proposed side extension will protrude beyond the frontage of the neighbouring property, in the plans it is depicted as finishing behind.</li> <li>• The proposed works will also have a significant impact on the visual appearance of the two properties as the proposed extension will be constructed up to the very limit of the legal boundary at the narrowest point between the two houses. The extension will also both visually and physically narrow the existing side access for number 69.</li> </ul>
<b>Consultees and responses</b>	Hatfield Town Council – No comments received.
<b>Relevant Policies</b>	
<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	
<b>Main Issues</b>	
<b>Is the development within a conservation area?</b>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Would the significance of the designated heritage asset be preserved or enhanced?</b>	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Comment (if applicable):</b>	
<b>Would the development reflect the character of the area?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<p><b>Comment (if applicable):</b> 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 in which it is proposed.</p> <p>The single storey side extension would be slightly set back from the front elevation of the host dwelling. The extension would have a flat roof and four roof lights. The proposed front elevation will measure about 2.4 metres in width (same as the existing garage/utility front elevation) and the depth is approximately 10.9 metres (towards the rear). The side elevation facing No. 65 extends by approximately 5 metres. The rear of the site measures approximately 40 metres in length and 10 metres in width.</p> <p>The neighbour at No. 69 has raised concerns that the plans fail to accurately depict the relative position of properties 67 &amp; 69 such that the front aspect of the proposed side extension will protrude beyond the frontage of the neighbouring property, in the plans it is depicted as finishing behind. However, drawing No 200a (Block Plan) demonstrates that the front elevation of the proposed side extension would be set back from the frontage of No 69, therefore there would be no undue impact</p>	

on this neighbouring property or the character of the street scene.

In addition, the neighbour at No. 65 has raised an objection regarding the extension running completely along the rear of the property and they have suggested that a revised layout such as an 'L' shape on the rear, should be taken into consideration. Given the size of the garden at the application site it is considered that there would not be a disproportionate increase in the size of the original dwelling. Accordingly, the proposal is considered a subservient addition to the host dwelling. Furthermore, it has been noted that some dwellings within the streetscene have been extended or altered to the side and rear. It is therefore considered that the proposal would not impact on the amenity of adjoining occupiers or the streetscene.

The proposed external materials for the extension would match the existing house. Subject to a planning condition regarding matching materials, it is considered that the design of the extension would adequately respect and relate to the existing dwelling and the character of the area in accordance with the National Planning Policy Framework; Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005.

**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):

The impact of the proposed development on the residential amenity of neighbouring occupiers is considered in terms of the impact on access to day/sun/sky light, privacy and overbearing impact. The neighbour at No 65 has raised an objection regarding loss of light/overshadowing impacting their kitchen. In order to assess the impact of loss of light, the 45 degree rule has been applied and shows that the proposed extension marginally breaches this rule in relation to a rear ground floor kitchen window to No. 65. The limited amount of overshadowing that would result is not likely to be significantly harmful to the amenity of neighbouring occupiers. Whilst on its own this is not conclusive, a 45 degree angle is a commonly used indicator of an acceptable relationship between properties. In addition to the 45 degree angle, a qualitative assessment is required. Although there is minimal loss of light to the kitchen at No 65 it's been noted that the kitchen benefits from an open plan with roof lights which would mitigate the minimal loss of light. In addition, the rear gardens of both the application dwelling and No. 65 are south facing which means they would continue to receive direct sunlight for long periods of time during and sunny day. For that reason, it is considered that the impact of loss of light, overshadowing, or overlooking would be minimal and not warrant a refusal in this case.

On the other hand, the neighbour at No. 69 has raised an objection with regards to significant impact on the visual appearance of the two properties as the proposed extension will be constructed up to the very limit of the legal boundary at the narrowest point between the two houses. They are also concerned that the extension if constructed as proposed, it will cross the boundary into their property. However, the submitted existing and proposed ground floor plans (Drawing No 01 and Drawing No 200a respectively) show that the width of the extension at the front will remain the same i.e. 2.4 metres. This demonstrates that the existing side garage/utility is built up to the boundary and the replacement will follow the same boundary line. Subject to a planning condition regarding development being carried in accordance with the proposed ground floor plans it is considered that the design of the extension would not cross the boundary of No. 69.

Given that there are no windows proposed on side elevations facing No. 65 and No. 69, and the single storey nature of the extension, it is considered that the proposed extension would not have an unreasonable impact on light amenity or the level of privacy afforded to the neighbouring occupiers

and would not appear visually overbearing. The amenity of the adjoining occupiers would be maintained to an acceptable level in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005.

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

Yes  No  N/A

**Comment** (if applicable):

Policy M14 of the Welwyn Hatfield District Plan 2005 and the Parking Standard Supplementary Planning Guidance (SPG 2004) use maximum parking standards that are not consistent with the NPPF and are, therefore, not afforded significant weight. In light of this situation the Council has produced an Interim Policy for Car Parking Standards and Garage Sizes (2014) that states that parking provision will be assessed on a case by case basis and the existing maximum standards within the SPG should be taken as guidance only. As the works involve the demolition of the garage, the parking provision at the site is a material consideration.

The Interim Policy for Car Parking Standards and Garage Sizes 2014 also outlines that many existing domestic garages are too small for their intended purpose for parking/storing vehicles. The Council will seek to ensure that new garages have a genuine ability to be used for their intended purpose and will require them to be at least 6 metres long by 3 metres wide and sufficiently tall to accommodate modern cars. As the dimensions of the existing garage fall below the size requirements for a modern car, the demolition of the garage would be unlikely to result in the loss of a parking space.

Whilst the submitted block plan does not show off-street parking spaces, it was observed during a site visit that the frontage is large enough to accommodate parking for at least two vehicles. For these reasons, there is no objection on the grounds of parking.

**Conclusion**

Overall, subject to planning conditions regarding development in accordance with approved plans and matching materials it is considered that the proposed development would be in accordance with the National Planning Policy Framework; the Welwyn Hatfield District Plan 2005 and the requirements of the Supplementary Design Guidance.

**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:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
01		Existing plans	29 July 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 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 Mark Peacock  
22 September 2021