

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

**DELEGATED APPLICATION**

**Application No:** 6/2021/3267/HOUSE  
**Location:** 379 St Albans Road West Hatfield AL10 9RU  
**Proposal:** Erection of a single storey rear extension, a two storey front/rear/side extension, extension to roof and insertion of 1 x rear dormer  
**Officer:** Ms Kirsty Shirley

**Recommendation:** Granted

6/2021/3267/HOUSE

<b>Context</b>	
<b>Site and Application description</b>	<p>The application site is located to the south of St Albans Road West and is comprised of a two storey semi-detached dwelling with front driveway and elongated rear garden. The area is residential in character comprising of semi-detached dwellings uniform in character. Many of the properties in this section of St Albans Road West have been previously extended.</p> <p>This application follows previously refused application 6/2021/2526/HOUSE, which was for the erection of a single storey rear extension, a two storey rear, front and side extension, and insertion of rear dormer. Application 6/2021/2526/HOUSE was refused on the basis of over dominant additions which failed to respect and relate to the character of the application dwelling and wider area.</p> <p>Application 6/2021/2526/HOUSE followed application 6/2021/1107/HOUSE, which also sought the erection of a single storey rear extension, a two storey rear, front and side extension, and insertion of rear dormer, which was also refused based on the proposal's design and scale. Application 6/2021/1107/HOUSE was appealed by the applicant, which was then the dismissed by the Inspector, who determined the application was overdevelopment of the site and would overwhelm the existing property.</p> <p>This application (6/2021/3267/HOUSE) seeks to overcome these previous refusal reasons. Application 6/2021/3267/HOUSE seeks planning permission for the erection of a single storey front extension, a two storey side extension, and single storey rear infill extension.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<p>GB - Greenbelt - Distance: 24.44            LCA - Landscape Character Area (De Havilland Plain) - Distance: 0            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</b>	<i>Planning</i>

<p><b>planning history</b></p>	<p>Application Number: S6/1978/0266/  Decision: Granted  Decision Date: 19 June 1978  Proposal: Ground floor rear extension</p> <p>Application Number: S6/2007/1604/FP  Decision: Granted  Decision Date: 18 December 2007  Proposal: Erection of a single storey side extension</p> <p>Application Number: 6/2021/1107/HOUSE  Decision: Refused  Decision Date: 21 June 2021  Proposal: Erection of a single storey rear extension, a two storey rear, front and side extension, a roof extension and insertion of a rear box dormer.</p> <p>Application Number: 6/2021/1106/LAWP  Decision: Refused  Decision Date: 07 July 2021  Proposal: Certificate of lawfulness for the erection of a new outbuilding in the rear garden</p> <p>Application Number: 6/2021/2074/LAWP  Decision: Granted  Decision Date: 26 August 2021  Proposal: Certificate of lawfulness for the erection of an outbuilding</p> <p>Application Number: 6/2021/2526/HOUSE  Decision: Refused  Decision Date: 14 October 2021  Proposal: Erection of a single storey rear extension, a two storey rear, front and side extension, a roof extension and insertion of a rear box dormer.</p> <p><i>Planning Appeals</i></p> <p>Application Number: 6/2021/1107/HOUSE  Decision: Appeal Dismissed  Decision Date: 16 December 2021  Proposal: Erection of a single storey rear extension, a two storey rear, front and side extension, a roof extension and insertion of a rear box dormer.</p>		
<p><b>Consultations</b></p>			
<p><b>Neighbour representations</b></p>	<p>Support: 0</p>	<p>Object: 0</p>	<p>Other: 0</p>
<p><b>Publicity</b></p>	<p>Neighbour notification letter</p>		
<p><b>Summary of neighbour responses</b></p>	<p>None received</p>		
<p><b>Consultees and responses</b></p>	<p>Hatfield Town Council – no response</p>		
<p><b>Relevant Policies</b></p>			

NPPF  
 D1  D2  GBSP1  GBSP2  M14  
 Supplementary Design Guidance  Supplementary Parking Guidance  Interim Policy for car parking and garage sizes

**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  N/A

**Comment** (if applicable):

**Would the development reflect the character of the area?**

Yes  No

**Comment** (if applicable):

The two storey side extension would maintain a 1m separation distance from the adjoining boundary in line with the Council's Supplementary Design Guidance. Although the two storey side extension would be a substantial addition to the dwelling, the hipped roof would be in keeping with the existing roof and would limit the bulk and massing of the addition, ensuring the two storey side extension would not overwhelm or appear unduly dominant towards the application dwelling.

Three rooflights are inserted into the front roof slope. The rooflights are positioned equidistantly within the roof slope and the size and scale of the roof lights would not overwhelm the roof slope.

The proposed single storey front extension would extend across approximately two thirds of the front elevation, and the front extension's size, scale and positioning would appear subservient to the existing dwelling. The front extension would feature a hipped roof which would be in keeping with the application dwelling and wider street scene. The proposed rear infill extension would finish in line with the existing rear elevation and create a cohesive footprint.

Matching materials can be secured by condition to ensure that the development remains in keeping with the application dwelling.

The size and scale of the proposal is a substantial reduction compared to recently refused application 6/2021/2526/HOUSE, with the design of this proposed development in keeping with the character of the application dwelling and wider area. This application therefore overcomes previously refusal reason 1 (design and scale) of application 6/2021/2526/HOUSE.

**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 windows are moderate in size and scale, and the positioning of the windows within the elevations of the property would not result in adjoining neighbours to experience a detrimental loss of privacy. In regards to sunlight and outlook, it is considered the positioning, size and scale of the proposal would not result in a detrimental loss of light to adjoining neighbours, nor would the development appear unduly dominant.

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

Yes  No  N/A

**Comment** (if applicable): The proposal would increase the amount of bedrooms spaces from three to four, as well as resulting in the loss of the garage. The Council's Car Parking Guidance advises four or more bedroom dwellings in this location should provide three car parking spaces.

The front of the property already benefits from a large area of hardstanding at the front that allows for the parking of at least three vehicles. Furthermore, the size of the existing garage falls below the minimum space dimensions set out in Council's Interim Parking Standard and is considered inadequately sized for many modern cars. It is considered that the proposed development would allow for adequate parking in line with the Council's Car Parking Guidance.

### **Conclusion**

Subject to the suggested condition, it is considered that the design, size and scale of the proposal overcomes the refusal reason for recently refused application 6/2021/2526/HOUSE, with the design and scale of this proposed development respecting and relating to both the character of the application dwelling and wider area. This application therefore overcomes previously refusal reason 1 of application 6/2021/2526/HOUSE, and the proposal 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.

2. 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

3. 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>
21/SPE/000		Location Plan & Existing Block Plan	17 November 2021
21/SPP/000		Location Plan & Proposed Block Plan	17 November 2021

501	Proposed Floor Plans	17 November 2021
502	Proposed Elevations	17 November 2021
001	Existing Floor Plans	25 November 2021
002	Existing Elevations	25 November 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).

2. 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. 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.
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. 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)

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### **Determined By:**

Mr Derek Lawrence  
21 January 2022