

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

**DELEGATED APPLICATION**

**Application No:** 6/2021/3333/HOUSE  
**Location:** 22 Rooks Hill Welwyn Garden City AL8 6ET  
**Proposal:** Part two-storey extension, part single storey rear and single storey side/rear extension following the removal of the existing garage.  
**Officer:** Mr Raymond Lee

**Recommendation:** Granted

6/2021/3333/HOUSE

<b>Context</b>	
<b>Site and Application description</b>	<p>The application site comprises of a two storey semi-detached dwellinghouse located to the south of Rooks Hill which is residential in character. The property has a side/ rear garage built up to the western boundary of the site. The property benefits from a deep driveway and generous rear garden. The semi-detached properties in the street are of the same design and all feature flat roofed garages that sit in between the houses and this forms the character of the streetscene.</p> <p>The application seeks planning permission for the erection of a part two-storey, part single storey extension to rear with single storey side/rear extension following the removal of the existing garage.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<p>CA - Conservation Area: WGC1; - Distance: 0            EM - Estate Management - Distance: 0            Wards - Handside - Distance: 0</p>
<b>Relevant planning history</b>	<p>Application Number: N6/2011/0366/FP            Decision: Granted            Decision Date: 27 April 2011            Proposal: Erection of single storey rear extension and extension to garage</p> <p>Application Number: 6/2021/1527/HOUSE            Decision: Refused            Decision Date: 02 September 2021            Proposal: Erection of part two-storey extension to rear with a garage conversion.</p> <p>Reason for refusal:</p> <p><i>'The proposed development through its harm to the Conservation Area is contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Policies SP9 and SADM15 of the Welwyn Hatfield Draft Local Plan 2016, the Welwyn Hatfield Supplementary Design Guidance 2005, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.'</i></p>

<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Site Notice Display Date: 23 December 2021 Site Notice Expiry Date: 15 January 2022 Press Advert Display Date: 22 December 2021 Press Advert Expiry Date: 14 January 2022 Neighbour notification letters.		
<b>Summary of neighbour responses</b>	None received.		
<b>Consultees and responses</b>	None 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 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  <u>Draft Local Plan Proposed Submission 2016:</u> SP9 Place making and High Quality Design SADM11 Amenity and Layout SADM15 Heritage			
<b>Main Issues</b>			
<b>Is the development within a conservation area?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Would the significance of the designated heritage asset be preserved or enhanced?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <b>Comment</b> (if applicable):  <p>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 '<i>special attention shall be paid to the desirability of preserving or enhancing the character or the appearance of that area</i>'. 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.</p> <p>It is noted that the principle of converting the existing garage and its linking to the main house was deemed to be acceptable by Officers in the previous application (6/2021/1527/HOUSE). Similar to the previously refused scheme, the current proposals involve the removal of the existing garage structure and the erection of a single storey rear/side extension that attaches to the existing rear extension of the property. However the proposed side extension would now feature a flat roof form that projects up to the shared boundary and would retain the appearance of a garage when viewed from the street scene through the use of a barn style doors. Therefore, in this instance, the proposals would on balance follow the established pattern and characteristic features of the neighbouring</p>			

properties in this part of the Conservation Area. It is however important to ensure that the materials proposed matches the existing property to better blend in the development, this can be secured by condition.

The current revised scheme continues to propose the erection of a circa 3.65m deep first floor rear extension that is stepped approximately 0.6m down from the main ridgeline and set around 1.85m from the common boundary with No. 24 at first floor level. There were previously no objections to the proposed rear extensions as they are considered to be sympathetically designed and are of a subservient appearance. There would also be limited views of this part of the scheme from public vantage points therefore it would have an acceptable impact upon the character of the Conservation Area.

Overall, the impact upon the character and appearance of the dwelling and the Conservation Area would therefore be to an acceptable level, in compliance with the National Planning Policy Framework, Policies D1 and D2 of the District Plan and Policy SP9 and SADM15 of the Emerging Local Plan. The proposal would also comply with the provisions of Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 in preserving the Conservation Area

**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 objections have been received. In terms of light, outlook and privacy, the proposed development would be acceptable in regards to impacts upon the amenity of the neighbouring properties in accordance to the National Planning Policy Framework, Policies D1 and D2 of the District Plan 2005 and the SDG 2005.

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

Yes  No  N/A

**Comment** (if applicable):

The property currently has three bedrooms. The proposed extension would result in the increase of bedroom numbers at the dwelling from three to four. There would however be sufficient parking available at the existing driveway to accommodate at least three parking spaces. As a consequence, it is considered in this case that there is sufficient parking provision and that there would be no detrimental impact upon highway safety.

**Conclusion**

Having regard to the above, subject to the suggested conditions, the proposed development is considered acceptable in terms of its impact upon the existing dwelling, the street scene, neighbour amenity and highway safety. It would also preserve the character and appearance of the Conservation Area in accordance with the requirements of S72 of the planning (Listed Buildings and Conservation Areas) Act 1990.

The application is therefore recommended for approval.

### **Conditions:**

1. The brickwork, roof, bond, mortar, windows, doors, detailing, guttering, soffits and other external decorations of the approved extension/alterations 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.

#### 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>
FP.02.03.21		Existing first floor Plan	25 November 2021
FP.09.03.21		Site location plan	25 November 2021
FP.03.03.21		Existing roof plan	25 November 2021
FP.04.03.21		Existing elevations	25 November 2021
FP.01.03.21		Existing ground floor plan	25 November 2021
FP.08.03.21	B	Proposed elevations	27 January 2022
FP.05.03.21	A	Proposed ground floor plan	13 January 2022
FP.06.03.21	A	Proposed first floor plan	13 January 2022
FP.07.03.21	A	Proposed roof plan	13 January 2022

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 Derek Lawrence  
2 February 2022