

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

DELEGATED APPLICATION

Application No: 6/2021/3341/HOUSE
Location: 31 Great Braitch Lane Hatfield AL10 9FD
Proposal: Partial conversion of existing attached garage to habitable use and partial removal of existing hedge to facilitate an extension to driveway
Officer: Ms Ashley Ransome

Recommendation: Granted

6/2021/3341/HOUSE

Context	
Site and Application description	<p>The application site is located to the northern side of Great Braitch Lane and consists of a two storey detached dwelling.</p> <p>The proposal involves the partial conversion of the existing attached garage to habitable use and the partial removal of the existing hedge to the front boundary to facilitate an enlargement to the existing driveway.</p> <p>A site visit was not made, but a suitable level of information has been acquired in which to make a full and thorough assessment by use of photographs provided by the applicant/agent and aerial/street scene imagery online. The specific merits of this case means that a full and complete assessment can be made in respect of this particular application.</p>
Constraints (as defined within WHDP 2005)	<p>LCA - Landscape Character Area (De Havilland Plain) - Distance: 0 PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield Villages - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 HAT - Hatfield Aerodrome - Distance: 0 HHAA - Hatfield Heritage Assessment Area(Hatfield Garden Village) - Distance: 0</p>
Relevant planning history	<p>Application Number: 6/2021/1403/LAWP Decision: Granted Decision Date: 05 July 2021 Proposal: Certificate of lawfulness for the erection of a single storey rear extension following demolition of existing rear conservatory</p> <p>Application number: S6/2002/0967/FP Decision: Granted (PD rights intact) Decision date: 30 Sept 2002 Proposal: Erection of 46 dwellings. (amendments to planning approval ref. S6/1999/971/FP)</p> <p>Application number: S6/1999/0971/FP Decision: Granted (PD rights removed: Class A & B of Schedule 2, and, in respect of plots 1-74 inclusive as shown on drawing 4772/DL/101/L, Classes A, B, D, or F of Schedule 2 in the interest of visual and residential amenity, and</p>

	highway safety) Decision date: 13 February 2001 Proposal: Erection of 144 houses and 24 flats with associated access roads, garages, parking areas and public open spaces, cycleways and footways		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour Letters Site Notice Display Date: 30 December 2021 Site Notice Expiry Date: 21 January 2022		
Summary of neighbour responses	No neighbour representations received.		
Consultees and responses	No consultee comments received		
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 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 <u>Draft Local Plan Proposed Submission August 2016:</u> SP1- Delivering Sustainable Development SP9- Place Making and High Quality Design SADM11- Amenity and Layout SADM12- Parking, Servicing and Refuse			
Main Issues			
Is the development within a conservation area?			
<input type="checkbox"/> Yes <input checked="" 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):			
Would the development reflect the character of the area?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Comment (if applicable):			
Would the development reflect the character of the dwelling?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
Comment (if applicable):			
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
Comment (if applicable):			
Would the development provide / retain sufficient parking?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
Comment (if applicable):			

Conclusion

Subject to a planning condition regarding matching materials, it is considered that the proposed development would be in accordance with the Welwyn Hatfield District Plan; the Supplementary Design Guidance; and the National Planning Policy Framework. It is therefore recommended that planning permission is granted.

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
5463-E01	A	Existing Plans & Elevations	21 January 2022
5463-P01	A	Proposed Plans & Elevations	21 January 2022
5463-OS1	A	Location Plan	26 November 2021
5463-OS2	A	Block Plan	26 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).

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. 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
25 January 2022