

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

DELEGATED APPLICATION

Application No: 6/2021/3375/HOUSE
Location: 23 Great Braitch Lane Hatfield AL10 9FD
Proposal: Loft conversion including insertion of two rear dormers and three front roof lights
Officer: Ms Elizabeth Mugova

Recommendation: Granted

6/2021/3375/HOUSE

Context	
Site and Application description	<p>The application site comprises a two-storey detached dwelling located on a bend on the south west side of Great Braitch Lane with front and rear gardens and off street parking for two vehicle plus two integral garages. The exterior of the application dwelling is characterised by red facing brick and a gabled roof.</p> <p>The proposal would create an additional bedroom with ensuite and a dressing room.</p> <p>Permitted development rights falling within Classes A and B were removed by way of Planning Condition 15 to planning application S6/1999/0971/FP.</p>
Constraints (as defined within WHDP 2005)	<p>GB - Greenbelt - Distance: 3.93 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: S6/1999/0971/FP Decision: Approval Subject to s106 Decision Date: 30 June 2000 Proposal: Erection of 144 houses and 26 flats with associated access roads, garages, parking areas and public open spaces, cycleways and footways</p> <p>Application Number: S6/2002/0967/FP Decision: Granted Decision Date: 04 October 2002 Proposal: ERECTION OF 46 DWELLINGS. (Amendments to planning approval REF. S6/1999/971/FP)</p> <p>Application Number: S6/2006/1241/FP Decision: Granted Decision Date: 13 November 2006 Proposal: Conversion of existing single garage into habitable accommodation</p>

	<p>Application Number: 6/2016/2110/HOUSE Decision: Granted Decision Date: 20 January 2017 Proposal: Erection of single storey rear and side extension with pitched roof and conversion of an integral garage to form habitable room.</p> <p>Application Number: 6/2017/0167/HOUSE Decision: Granted Decision Date: 24 March 2017 Proposal: Extension of existing fence on side boundary</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour letters		
Summary of neighbour responses	No representations received		
Consultees and responses	Hatfield Town Council – Comment <ul style="list-style-type: none"> Concern was raised that the rear dormer over looked neighbouring property No. 21. It is essential that neighbours are consulted 		
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			
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			
<p>Comment (if applicable): The proposed rear dormers would be contained within the roof slope, subservient in scale, well separated from the flank elevation and in keeping with existing fenestration.</p> <p>Due to the application site being located on a corner plot the rear dormers would be visible from the east of Great Braitch Lane. However, due to the dormers being subordinate in scale, it is considered that the proposal where would not impact on the street scene along Great Braitch Lane. In terms of the three rooflights proposed to the front elevation, these are considered to respect the size and form of the existing fenestration.</p> <p>The external materials for the proposed development would match the existing house. Subject to a planning condition regarding matching materials, it is considered that the proposal 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</p>			

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): Policy D1 and the Supplementary Design Guidance (SDG 2005) provide the local policy framework for assessing the impact of development on the residential amenity and living conditions of neighbouring properties and aim to ensure adequate amenity for future occupiers of the proposed development. This is assessed in terms of day and sun light, overbearing impact and overlooking/loss of privacy.

The neighbouring property which may be affected by the proposal is No. 21.

Hatfield Town Council are concerned that the dormers would be overlooking the neighbouring property at No. 21. All adjoining neighbours were consulted and no representations were received.

Whilst there is potential for overlooking to the side elevation and part of the rear garden of No. 21, the degree of overlooking remains the same as with the existing first floor rear windows. Moreover, No. 21 has a flank obscure-glazed window which faces the rear of the application site therefore, there would be no loss of privacy and limited degree of overlooking to this neighbouring property.

Overall, it is considered the proposal would have no adverse impact on loss of amenities in terms of overlooking or privacy to neighbouring occupiers in accordance with Policies D1 and D2 of Welwyn Hatfield District Plan 2005.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable): The proposal would increase the amount of bedrooms from four to five. The Council's car parking guidance for a four or more bedroom house in this location is three spaces per dwelling. The application site benefits from a large frontage and a garage which would provide adequate on site car parking provision for the resultant dwelling in line with the Council's SPG. The proposal therefore complies with the Council's access and car parking standards.

Conclusion

Subject to the suggested planning condition, the proposed development accords with all relevant local and national planning policies.

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

- 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
		Plans Elevs	30 November 2021
3146 - 07/MT		Location/Block Plan	30 November 2021
3146 - 01/MT		Existing Floor Plans	1 December 2021
3146 - 02/MT		Existing Elevations	1 December 2021
3146 - 03/MT		Proposed 1st Floor Plan	1 December 2021
3146 - 03/MT		Proposed Loft Plan	1 December 2021
3146 - 05/MT		Proposed Elevations	1 December 2021
3146 - 06/MT		Proposed Section	1 December 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:

- 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.
- 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 Derek Lawrence
9 February 2022