

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

DELEGATED APPLICATION

Application No: 6/2022/0100/HOUSE
Location: 375 St Albans Road West Hatfield AL10 9RU
Proposal: Erection of a single storey front, part single, part two storey rear and first floor side extensions
Officer: Ms Kirsty Shirley

Recommendation: Granted

6/2022/0100/HOUSE

Context			
Site and Application description	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 part of St Albans Road West have been previously extended.		
Constraints (as defined within WHDP 2005)	GB - Greenbelt - Distance: 23.77 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		
Relevant planning history			
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour notification letter		
Summary of neighbour responses	None received		
Consultees and responses	Hatfield Town Council – no response		
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 Others			
Main Issues			
Is the development within a conservation area?			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

<p>Would the significance of the designated heritage asset be preserved or enhanced?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>Comment (if applicable):</p>
<p>Would the development reflect the character of the area?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comment (if applicable): The proposed single storey front extension would appear subservient to the application dwelling and would not fundamentally alter the character of the dwelling or street scene due to the design and appearance of the extension of which similar examples of are noted within the street scene. Matching materials can be secured by condition to ensure the development would not detract from the character of the application dwelling or wider area.</p>
<p>Would the development reflect the character of the dwelling?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Comment (if applicable): See above</p>
<p>Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Comment (if applicable): No neighbour representations have been received.</p> <p>Policy D1 of the Welwyn Hatfield District Plan and the Supplementary Design Guidance state that any extension should not cause loss of light or appear unduly dominant from an adjoining property or result in a detrimental loss of privacy. Policy SADM11 of the Emerging Plan aims to preserve neighbouring amenity. The most impacted neighbours would be those located to either side of the application site, which are No. 373 and No. 377 St Albans Road West.</p> <p>The proposal would result in one less window facing towards adjoining neighbour No. 377 at first floor level. It is considered that the proposed windows would be 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.</p> <p>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.</p>
<p>Would the development provide / retain sufficient parking?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Comment (if applicable): The proposal would increase the amount of bedrooms from three to four. The Council's Car Parking Guidance advises that a four bedroom dwelling in this location should provide three car parking spaces. The existing front driveway is suitable for parking three vehicles and so there are no concerns regarding car provision.</p>
<p>Conclusion</p> <p>Subject to the suggested condition, the proposed development would be in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan; the Supplementary Design Guidance; and the National Planning Policy Framework.</p>

Conditions:

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

Plan Number	Revision Number	Details	Received Date
S1523/01		Existing Floor Plans	14 January 2022
S1523/02		Existing Elevations	14 January 2022
S1523/10		Site Location Plan	14 January 2022
P1523/11/E		Proposed Floor Plans	11 March 2022
P1523/12/E		Proposed Elevations	11 March 2022
P1523/13/A		Block Plan	11 March 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. 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 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
23 March 2022