

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

DELEGATED APPLICATION

Application No: 6/2022/0247/VAR
Location: 1 Stonecross Road Hatfield AL10 0HR
Proposal: Variation of condition 2 (development must be completed in accordance with approved plans) on planning permission 6/2019/2744/HOUSE
Officer: Ms Elizabeth Mugova

Recommendation: Granted

6/2022/0247/VAR

Context	
Site and Application description	<p>The application site is located on the north-west side of Stonecross Road which forms a row of terraced properties. The application property is an end of terrace. The site comprises a two storey three bedroomed dwelling located at a prominent location on a corner plot with Stonecross Road and Ground Lane.</p> <p>Planning permission (ref: 6/2019/2744/HOUSE) was granted on the 10th January 2020 for the erection of two storey side extension and part side part rear single storey rear extension. This application seeks to vary condition 2 (approved plans) of planning permission 6/2019/2744/HOUSE. The amendments include:</p> <ul style="list-style-type: none"> • the removal of ground floor single storey rear extension • retaining number of bedrooms as three • main bedroom with en-suite and walk-in dressing area • alterations to fenestrations
Constraints (as defined within WHDP 2005)	<p>PAR - PARISH (HATFIELD) - Distance: 0 ROW - FOOTPATH (HATFIELD 013) - Distance: 34.53 Wards - Hatfield East - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 HEN - No known habitats present (medium priority for habitat creation) - Distance: 0 SAGB - Sand and Gravel Belt - Distance: 0 HHAA - Hatfield Heritage Assessment Area(Hatfield New Town) - Distance: 0</p>
Relevant planning history	<p>Application Number: S6/2013/1967/FP Decision: Granted Decision Date: 04 November 2013 Proposal: Erection of garage to rear of property</p> <p>Application Number: 6/2019/2744/HOUSE Decision: Granted Decision Date: 10 January 2020 Proposal: Erection of two storey side extension and part side part rear single storey rear extension with internal alterations.</p>

Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour letters		
Summary of neighbour responses	No representations received		
Consultees and responses	No representations 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 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>Emerging Local Plan</u> SP9 – Place-making and High Quality Design			
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): The application is a variation of Condition 2 (approved plans) of planning permission ref: 6/2019/2744/HOUSE. This permission remains extant with the single storey rear and two storey side extension. The proposed variation will result in a two storey side extension only and alterations to fenestrations which include a Juliette balcony to the rear of the property. Overall the proposal would have a satisfactory impact upon the dwelling and would relate to it in a suitable manner. The fenestration changes are acceptable in regard to size and positioning. Subject to a condition being imposed which would require that the materials used match the existing dwelling, the proposal is acceptable in accordance with Policies D1 and D2 of the District Plan 2005; the Supplementary Design Guidance 2005; Policy SP9 of the Emerging Local Plan and the National Planning Policy Framework.			
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): See above			
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): Flats 149 to 152 Dickens Courts are facing the application site. Having regard to the separation distance of approximately 20m, it is considered that the proposal would not have an unacceptable impact upon the amenities of these flats. The amenity of the adjoining occupiers would be maintained to an acceptable level in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guidance 2005 and the NPPF.			
Would the development provide / retain sufficient parking?			

Yes No N/A

Comment (if applicable): The revised scheme does not increase the amount of bedrooms and so parking is not a consideration for this application.

Conclusion

Subject to the suggested conditions, the proposed variation of condition 2 would accord with 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 in relation to colour and texture.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance Policies D1 and D2 of the Welwyn Hatfield District Plan 2005; Supplementary Design Guidance 2005; Policy SP9 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework 2019.

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
1682-01	B	Existing Plans & Elevations & Proposed Plans	30 March 2022
1682-02	B	Proposed Elevations & Location & Block Plans	30 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.

Determined By:

Mr Mark Peacock