

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

DELEGATED APPLICATION

Application No: 6/2022/0490/HOUSE
Location: 37 Walker Grove Hatfield AL10 9PL
Proposal: Erection of front porch and single storey rear extension
Officer: Mrs Kerrie Charles

Recommendation: Granted

6/2022/0490/HOUSE

Context			
Site and Application description	<p>No.37 Walker Grove is a detached dwelling with garage and parking to the side.</p> <p>This application seeks permission for a single storey rear extension and front porch.</p> <p>The rear extension will measure 3.6m in depth, 3.4m in depth and consist of a pitched roof incorporating 3 rooflights.</p> <p>The proposed porch will measure approximately 3.2m in height, 1.8m in width and 1.3m in depth.</p>		
Constraints (as defined within WHDP 2005)	<p>LCA - Landscape Character Area (De Havilland Plain) - Distance: 0</p> <p>PAR - PARISH (HATFIELD) - Distance: 0</p> <p>Wards - Hatfield Villages - Distance: 0</p> <p>A4HD - Article 4 HMO Direction - Distance: 0</p> <p>HAT - Hatfield Aerodrome - Distance: 0</p> <p>HHAA - Hatfield Heritage Assessment Area (Hatfield Business Park) - Distance: 0</p> <p>HHAA - Hatfield Heritage Assessment Area (Ellenbrook Field) - Distance: 0</p>		
Relevant planning history	Planning		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	By neighbour notification.		
Summary of neighbour responses	No responses received.		
Consultees and responses	Hatfield Town Council – has objected to the proposal: This is a large extension, taking 60% of existing garden, this is an over development within a small site, not in keeping with neighbouring properties. An addition of a porch must not take the building out beyond any building line but from the plan this does not seem applicable.		

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
Would the development reflect the character of the area?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment (if applicable): Policy D1 requires the standard of design in all new development to be of a high quality and Policy D2 requires all new development to respect and relate to the character and context of the area in which it is proposed. It notes that development proposals should as a minimum maintain, and where possible, should enhance or improve the character of the existing area. Policy GBSP2 requires that 'within specified settlements development will be limited to that which is compatible with the maintenance and enhancement of their character'. The Welwyn Hatfield District Plan Supplementary Design Guidance (SDG) supplements the policies contained in the District Plan. This application seeks permission for a rear extension and front porch. The new porch would be visible due to its location and although there are no examples of porches within the immediate streetscene, taking into consideration its proposed size and design it would not appear overly prominent. The proposed extension being located at the rear of the existing dwelling is considered to be subordinate in scale to the existing dwelling and would not appear detrimental to the character of the existing dwelling and surrounding area. Whilst the proposal would reduce the size of the garden, this would not be readily apparent from public vantage points. The proposed development would be finished in materials to match the existing dwelling and the fenestration detailing would reflect those in the existing dwelling The proposed development is considered to reflect and relate to the design and character of the existing dwelling and would be subordinate in scale. Therefore, it is not considered to have a detrimental impact on the character and appearance of the area and is in accordance with policies D1, D2 and GBSP2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005.
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): As above
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment (if applicable): Policies D1 and the Supplementary Design Guidance aim to preserve neighbouring amenity. Furthermore, guidance in paragraph 17 of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupiers of land and buildings. With regard to the impact on the amenity of adjoining neighbours, Policy D1 and the SDG states that any extension should not cause loss of light or appear unduly dominant from an adjoining property and should not result in undue overlooking of a neighbouring property or result in a loss of privacy. No neighbour representations have been received.

Given the separation distance of the properties, it is not considered that the extension would result in a detrimental loss of light or appear unduly dominant.

Overall, it is considered that the living conditions of the adjoining occupiers are maintained to an acceptable level in accordance Policy D1 Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

Any other issues | N/A

Conclusion

The proposed development would have an acceptable impact on the character and appearance of the existing property, its site and the surrounding area and the proposal would not result in any significantly detrimental impacts on the living conditions of neighbouring occupiers. The proposal is therefore acceptable and is in accordance with Policies D2, D2 and GBSP2 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guide and the National Planning Policy Framework.

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
BD/22/09/1		Existing plans and elevations	2 March 2022
		Location plan	2 March 2022
BD/22/09/3A		Proposed plans and elevations	2 March 2022
BD/22/09/4A		Proposed Floor plans	2 March 2022
BD/22/09/5A		Section	2 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. 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
13 April 2022