

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

DELEGATED APPLICATION

Application No: 6/2022/0669/HOUSE
Location: 99 Bramble Road Hatfield Hertfordshire AL10 9SB
Proposal: Erection of a single storey front extension and two storey side and rear extension.
Officer: Ms Kirsty Shirley

Recommendation: Granted

6/2022/0669/HOUSE

Context			
Site and Application description	<p>The application site is located to the south side of Bramble Road and is comprised of a semi-detached dwelling, with front garden, front driveway and rear garden.</p> <p>The proposal is for the erection of a single storey front extension, first floor side and ground floor part first floor rear extension. The proposal would also set in the ground floor footprint further from the boundary line with No. 101 Bramble Road.</p>		
Constraints (as defined within WHDP 2005)	<p>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</p>		
Relevant planning history	<p>Application Number: S6/1992/0739/FP Decision: Granted Decision Date: 21 December 1992 Proposal: Single storey side and rear extensions and formation of pitched roof over existing flat roofed garage</p>		
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 – Comment: <i>This application seems of good design and will be in keeping with neighbouring properties.</i>		
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			

Supplementary Design Guidance Supplementary Parking Guidance Interim Policy for car parking and garage sizes

Main Issues

Is the development within a conservation area?

Yes No

Would the significance of the designated heritage asset be preserved or enhanced?

Yes No N/A

Comment (if applicable):

Would the development reflect the character of the area?

Yes No

Comment (if applicable): The NPPF places great emphasis upon achieving good quality design. Paragraph 126 advises that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and that good design is a key aspect of sustainable development. Paragraph 130 of the NPPF further advises that decisions should ensure developments will function well, be visually attractive, sympathetic to local character and establish a strong sense of place. Paragraph 134 is clear that '*development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and code*'

District Plan Policy GBSP2 notes that development within the specified settlements will be limited to that which is compatible with the maintenance and enhancement of their character. 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. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG) which requires the impact of a development to be assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing building and area.

The SDG outlines, amongst other things, that new development should:

- Respond to building forms and patterns of existing buildings in the detailed layout and design to reinforce a sense of place;
- Use local materials and building methods/details to enhance local distinctiveness; and
- Ensure that the scale, height, massing, and space around the new development in relation to the adjoining buildings is considered

Further guidance is provided specifically for residential extensions at para 5.2, including:

- i) extensions should be designed to complement and reflect the design and character of the dwelling and be subordinate in scale;
- ii) the extension must not reduce the space around the dwelling to such an extent that the dwelling looks cramped on its site. The spacing of buildings adjacent to and in the locality of the site should be reflected;
- iii) the extension should not cause loss of light or be unduly dominant from adjoining properties, as a result of either the length of projection, the height or the proximity of the extension;
- iv) the materials of the extension should match those of the existing dwelling; for all multi-storey, two-storey and first floor side extensions, a minimum distance of 1m between the extension and the adjoining flank boundary must be maintained; it is important that existing spacing in the street scene is reflected which may result in larger distances being required. This spacing is to prevent over

development across plot widths and a terracing effect within areas of detached and semi-detached properties, to ensure that the extension of a dwelling does not prejudice the ability of an adjacent occupier to extend without destroying any separation spaces that exist and to preserve the amenity of adjoining dwellings including those whose rear gardens adjoin the proposed extension;

The proposed front extension would project forwards by less than 1m and would extend across approximately two thirds of the front elevation of the dwelling. The size and scale of the single storey front extension would appear subservient to the existing dwelling. The front extension would feature a monopitch roof which would be in keeping with the hipped roof of the dwelling.

The proposed ground floor rear extension would project across most of the width of the rear dwelling. The first floor rear extension would project across just over half the width of the first floor width of the dwelling, and would project less than 1m from the first floor rear elevation of the dwelling. The first floor rear extension would feature a hipped roof in keeping with the application dwelling and the ground floor rear extension would feature a flat roof, which would not be objectionable given the scale and positioning of the ground floor extension.

The application site has a splayed boundary with adjoining neighbour No. 101 Bramble Road. The development would set back the ground floor flank elevation facing towards No. 101 from the splayed boundary, which currently has a very minimal distance from the boundary at first floor level.

There are many examples of first floor side extensions within the street scene. Spacing at first floor level between boundary lines is noted within the area, with many first floor side extensions set in noticeably from the boundary line at first floor level. The proposed first floor side development would respect the spacings at first floor level noted within the area. The first floor side extension would finish in line with the flank elevation of the garage, which would be further set in from the boundary line with No. 101 as part of this development. The minimum 1m separation distance between the first floor flank elevation of the extension and flank elevation of No. 101 would be maintained. The first floor extension would therefore be in accordance with the Council's Supplementary Design Guidance.

To ensure the development remains in keeping with the application dwelling and wider area, matching materials can be secured by condition.

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): No neighbour representations have been received.

It is considered that the size, scale and positioning of the extension would not result in adjoining neighbours to experience a detrimental loss of sunlight, nor would the development appear overbearing or unduly dominant.

In regards to privacy, no windows would be inserted into the first floor side elevation facing towards No. 101. A further first floor window would be inserted into the front facing elevation with sliding doors inserted into the ground floor rear elevation and three windows inserted into the first floor rear elevation. It is considered that there would be sufficient spacing between the application dwelling and neighbours located opposite the development to prevent a detrimental loss of privacy to these neighbours. No neighbours adjoin the site to the rear.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable): The proposed development would increase the amount of bedrooms from three to four. A four bedroom dwelling in this location should provide 3 car parking spaces. The application site benefits from a sizeable driveway suitable for parking three vehicles.

Conclusion

The positioning and width of the proposed first floor side development would detract from the character of the application dwelling and appear discordant with the character of the surrounding area. Accordingly, the proposed development represents a poor standard of design which is harmful to the appearance of the application dwelling and the character of the area, contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan; the Supplementary Design Guidance; 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 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
2022 / 09 / 02		Existing Floor Plans And Elevations	21 March 2022
2022 / 09 / 01		Proposed Floor Plans And Elevations	21 March 2022
2022 / 09 / 03		Location and Site Plan	21 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
16 May 2022