

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

DELEGATED APPLICATION

Application No: 6/2022/0873/HOUSE
Location: 28 Bluebell Way Hatfield Hertfordshire AL10 9FJ
Proposal: Erection of a single storey side and rear extension, and insertion of window within front elevation to facilitate conversion of garage into habitable space
Officer: Ms Kirsty Shirley

Recommendation: Granted

6/2022/0873/HOUSE

Context	
Site and Application description	The application site is located at the end of a group of dwellings located on Bluebell Way and is comprised of a two storey detached dwelling with front driveway and rear garden.
Constraints (as defined within WHDP 2005)	GB - Greenbelt - Distance: 5.84 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
Relevant planning history	Application Number: S6/1999/1115/OP Decision: Approval Subject to s106 Decision Date: 30 April 2002 Proposal: Residential development (outline) including access to public highway 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. Application Number: 6/2022/0436/LAWP Decision: Refused Decision Date: 22 March 2022 Proposal: Certificate of lawfulness for the proposed erection of a single story and side extensions
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			
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 side extension would be single storey and would be set back from the front elevation and finish in line with the rear extension. The side extension would feature a flat roof and would not be readily visible from the street scene due to the setback and positioning of the side extension. The size, scale and positioning of the side extension would appear subservient to the application dwelling.</p> <p>The proposed rear extension would be single storey and would extend across just over halfway of the rear elevation of the application dwelling, and would project approximately 3m from the rear elevation. The size and scale of the extension would not appear overbearing towards the application dwelling. The rear extension would feature a monopitch roof which would be in keeping with the gable roof of the dwelling.</p> <p>The proposal would also include the conversion of the garage into a habitable space. The window replacing the garage door would match the existing ground floor window in terms of size and design, with the brick detail above the proposed window also matching the existing brick detail above the existing ground floor window, appearing visually pleasing and in keeping with the application dwelling.</p> <p>Matching materials for the development can be secured by condition to ensure that the proposals remain in keeping with the character and appearance of both the application dwelling and wider area.</p>			
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): No neighbour representations have been received.			

No windows would be inserted into the rear extension side elevations facing towards adjoining neighbour No. 26, maintaining the occupiers of No. 26 privacy. The side extension would not feature any windows within the flank elevation and the application dwelling is not adjoined by any dwellings to the east of the site.

The size and scale of the rear extension would not appear overbearing or unduly dominant towards adjoining neighbour. Similarly, the positioning and scale of the extension would not result in adjoining neighbours to experience a detrimental loss of sunlight.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable): Paragraph 107 of the NPPF states that if setting local parking standards authorities should take into account the accessibility of the development; the type, mix and use of the development; the availability of and opportunities for public transport; local car ownership levels; and the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

The Council's Interim Car Parking and Garage Policy confirms that planning applications will be determined on a case-by-case basis to achieve a sensible level of parking provision taking account of existing SPG standards, NPPF guidance, the relevant circumstances of the proposal, its site context and its wider surroundings.

The application dwelling currently benefits from four bedrooms. The conversion of the garage would result in a habitable space, which could feasibly be used as a bedroom either by the current or future occupiers. It is considered that the proposal would result in the dwelling to become a five bedroom dwelling.

The Interim Policy for Car Parking Standards and Garage Sizes outlines that many existing domestic garages are too small for their intended purpose for parking/storing vehicles. The Council will seek to ensure that new garages have a genuine ability to be used for their intended purpose and will require them to be at least 6 metres long by 3 metres wide and sufficiently tall to accommodate modern cars. Whilst dimensions of the existing garage fall below the identified size requirements, at approximately 5m in length and approximately 2.4m in width, these measurements could reasonably park a vehicle and it is therefore considered that the loss of the garage would result in the loss of a car parking space.

The application site benefits from a front driveway, suitable to park three vehicles. Furthermore, there are no car parking restrictions in the location where the application dwelling is situated or nearby roads. From a recent site visit, there was no vehicle congestion adjacent to or nearby the application site.

While the development would result in the loss of a car parking space, it is considered in this case that suitable on-site parking remains, and the development would not result in unacceptable harm to the safety and operation of the highway network.

Conclusion

Subject to the suggested condition, the proposed development would be in accordance with District Plan Policies D1 and D2; 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
21163-001		Existing plans and elevations	12 April 2022
21163-002A		Proposed plans and elevations	12 April 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. 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.
2. 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.
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 Derek Lawrence
30 May 2022