

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

DELEGATED APPLICATION

Application No: 6/2022/0951/HOUSE
Location: 13 Holme Road Hatfield Hertfordshire AL10 9LH
Proposal: Erection of single storey front extension and part first floor rear extension
Officer: Ms Kirsty Shirley

Recommendation: Refused

6/2022/0951/HOUSE

Context			
Site and Application description	The application site is located to the west side of Holme Road and is comprised of a two storey semi-detached dwelling with front driveway and elongated rear garden.		
Constraints (as defined within WHDP 2005)	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: 6/2021/2196/PN8 Decision: Granted Decision Date: 31 August 2021 Proposal: Prior approval for the erection of a single storey rear extension measuring 6m in depth, 3.5m in height, 3m to the eaves		
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>No objections however the proposed rear elevation appears poor in design</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 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 Others			
Main Issues			

<p>Design (form, size, scale, siting) and Character (appearance within the streetscene)</p>	<p>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 <i>‘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’</i></p> <p>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.</p> <p>The proposed ground floor front extension would project approximately 1.2m from the front elevation and would extend across the width of the front elevation of the dwelling. The front extension would feature a monopitch roof with a projecting gable roof above the entranceway to the dwelling. Whilst the front extension would result in the loss of the arched canopy characteristic of the application dwelling and featured within the street scene, such front extensions are also featured within the street scene, and it is considered that the design and scale of the proposed front extension would not detrimentally detract from the character of the dwelling or the appearance of the wider area.</p> <p>The proposal also includes a part first floor rear extension. The extension would project approximately 2.6m from the rear elevation of the dwelling and would extend over half the width of the dwelling house. The rear extension would feature a gable roof that projects from the eaves of the existing dormer window. The rear extension and gable roof would occupy a substantial amount of the rear elevation which would be concentrated to one side of the dwelling, appearing overbearing towards the application dwelling and resulting in an unbalanced and discordant design. The proposed rear gable roof would also jar with the roof forms featured on the dwelling, including the flat roof of the dormer and the gable roof of the dwelling.</p> <p>Consequently, it is considered that the proposed first floor rear extension would represent a poor standard of design, contrary to District Plan Policies D1 and D2; the Supplementary Design Guidance; and the National Planning Policy Framework.</p>
<p>Impact on neighbours</p>	<p>No neighbour representations have been received.</p> <p>The size and scale of the proposed ground floor front extension would not result in adjoining neighbours to experience a detrimental loss of light or privacy. The positioning and scale of the proposed first floor rear extension</p>

	<p>would.</p> <p>The size, scale and positioning of the proposed development would not result in adjoining neighbours to experience a detrimental loss of light, nor would the development appear overbearing or unduly dominant towards adjoining neighbours.</p> <p>The fenestration of the proposed development would be suitably scaled and positioned within the elevations to prevent any undue overlooking or detrimental loss of privacy to adjoining neighbours.</p>
Access, car parking and highway considerations	The proposed development would not result in an increase in bedrooms and therefore car parking is not a consideration for this application.
Conclusion	
The proposed first floor rear extension would represent a poor standard of design, contrary to District Plan Policies D1 and D2; the Supplementary Design Guidance; and the National Planning Policy Framework.	

Reasons for Refusal:

1. The proposed first floor rear extension would represent a poor standard of design, contrary to District Plan Policies D1 and D2; the Supplementary Design Guidance; and the National Planning Policy Framework.

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
128/21 1		Site Location Plan	21 April 2022
128/21 2		Block Plan	21 April 2022
128/21 3		Existing and proposed floor and elevation plans	9 June 2022

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).

Determined By:

Mr Derek Lawrence
14 June 2022