

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

**DELEGATED APPLICATION**

**Application No:** 6/2022/1398/HOUSE  
**Location:** 10 Dragon Road Hatfield AL10 9LX  
**Proposal:** Conversion of loft into habitable space with insertion of roof lights and rear dormers  
**Officer:** Ms Ashley Ransome

**Recommendation:** Granted

6/2022/1398/HOUSE

<b>Context</b>			
<b>Site and Application description</b>	<p>The application site is located to the south-eastern side of Dragon Road and consists of a first-floor apartment.</p> <p>The proposal involves the conversion of the loft into a habitable space with the insertion of roof lights to the front and rear dormers.</p>		
<b>Constraints (as defined within WHDP 2005)</b>	<p>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 Business Park) - Distance: 0</p>		
<b>Relevant planning history</b>	None		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	<p>Site Notice Display Date: 6 July 2022          Site Notice Expiry Date: 27 July 2022          Neighbour Letters</p>		
<b>Summary of neighbour responses</b>	No neighbour representations received.		
<b>Consultees and responses</b>	No consultee comments received.		
<b>Relevant Policies</b>			
<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			
<p><u>Draft Local Plan Proposed Submission August 2016:</u>          SP1- Delivering Sustainable Development          SP9- Place Making and High Quality Design</p>			

SADM11- Amenity and Layout  
SADM12- Parking, Servicing and Refuse

**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):

**Would the development reflect the character of the dwelling?**

Yes  No  N/A

**Comment** (if applicable):

The Council's Supplementary Design Guidance states at paragraph 5.2 vi that 'dormer windows should be contained within the roof slope, be subservient to the roof of the property and be in proportion to the existing fenestration of the property. They must not extend above the ridge height of the existing dwelling and the dormer cheeks should be at least 1 metre from the flank wall of the property or of the party wall with the adjoining property.'

It is considered that the proposed rear dormers are of limited extent and modest proportions that comply with the above. The proposed front rooflights are also considered acceptable.

It is therefore considered that the proposal is acceptable and is in accordance with the National Planning Policy Framework; Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005.

**Would the development maintain the amenity of adjoining occupiers?** (e.g. privacy, outlook, light etc.)

Yes  No  N/A

**Comment** (if applicable):

It is considered that the size, scale, siting and design of the proposed development would have minimal impact on the residential amenity of the surrounding neighbouring properties and is considered acceptable and is in accordance with Policy D1 of the Welwyn Hatfield District Plan, Policy SADM11 of the Welwyn Hatfield Draft Local Plan 2016, the Welwyn Hatfield Supplementary Design Guidance 2005 and the National Planning Policy Framework 2021.

**Would the development provide / retain sufficient parking?**

Yes  No  N/A

**Comment** (if applicable):

Policy M14 of the District Plan and the Parking Standards SPG use maximum standards that are not consistent with the Framework and are therefore afforded less weight. In light of this, the Council have produced an Interim Policy for Car Parking Standards that states that parking provision will be assessed on a case-by-case basis and the existing maximum parking standards within the SPG should be taken as guidance only. This means that higher or lower car parking standards than those set out in the SPG can be proposed and determined on a case-by-case basis taking into account the relevant circumstances of the proposal, its size context and its wider surroundings.

The proposal would increase the number of bedrooms from three to four (the study could be used as a bedroom so it is included within the total). The Council's car parking guidance for a dwelling with

four or more bedrooms in this location is three spaces per dwelling. The site appears to have one off-street parking space to the rear of the site. Whilst this is an under provision of off-street parking, the streets surrounding are for resident parking permit only. The site is also located within walking distance (10-15 minutes) to the amenities along Goldsmith Way and less than a 5 minute walk away from bus stops which provide access to amenities that are further afield such as Hatfield Town Centre which is approximately a 15 minute bus ride away. The site is therefore considered to be sustainably located and thus there may not be the requirement for three vehicles. It is therefore considered that sufficient parking is provided at this site and is in accordance with Policy M14 of the Welwyn Hatfield District Plan, Policy SADM12 of the Welwyn Hatfield Draft Local Plan 2016 and the Welwyn Hatfield Supplementary Parking Guidance 2005.

### **Conclusion**

Having regard to the above, subject to planning conditions, the proposed development is considered to be in accordance with the aims and objectives of the policies set out within the Welwyn Hatfield District Plan 2005, the Emerging Local Plan 2016, the adopted Supplementary Design Guidance and the National Planning Policy Framework 2021. It is therefore recommended that planning permission is granted.

### **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 2019.

### **DRAWING NUMBERS**

2. The development/works shall not be started and completed other than in accordance with the approved plans and details:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
AT1072-01		Site Plan And Location Plan	16 June 2022
AT1072-02		Existing Floor Plans	16 June 2022
AT1072-03		Existing Elevations	16 June 2022
AT1072-04		Proposed Floor Plans	16 June 2022
AT1072-05		Proposed Elevations	16 June 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. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.
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](mailto: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](http://www.hertfordshirebc.co.uk)

**Determined By:**

Mr Mark Peacock  
12 August 2022