

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

**DELEGATED APPLICATION**

**Application No:** 6/2022/2288/HOUSE  
**Location:** 118 Campion Road Hatfield AL10 9FT  
**Proposal:** Conversion of garage into a habitable space and erection of a single storey rear extension following the demolition of existing conservatory  
**Officer:** Ms Kirsty Shirley

**Recommendation:** Granted

6/2022/2288/HOUSE

<b>Context</b>	
<b>Site and Application description</b>	<p>The application site is located to the east of Campion Road and is comprised of a three-storey terraced dwelling with front driveway and rear garden. The proposal is for the conversion of the garage into a habitable space and erection of a single storey rear extension following the demolition of existing conservatory.</p> <p>During the course of the application, amended plans were submitted demonstrating alterations to the size of the window to be inserted into the front elevation.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<p>PAR - PARISH (HATFIELD) - Distance: 0            ROW - FOOTPATH (HATFIELD 033) - Distance: 17.73            Wards - Hatfield Villages - Distance: 0            A4HD - Article 4 HMO Direction - Distance: 0            CP - Cycle Path (Cycle Facility / Route) - Distance: 16.48            HAT - Hatfield Aerodrome - Distance: 0            HHAA - Hatfield Heritage Assessment Area(Hatfield Garden Village) - Distance: 0</p>
<b>Relevant planning history</b>	<p>Application Number: S6/2002/1630/FP            Decision: Granted            Decision Date: 21 January 2003            Proposal: Erection of a rear conservatory</p> <p>Application Number: 6/2022/1483/PN8            Decision: Prior Approval Required and Refused            Decision Date: 18 August 2022            Proposal: Prior Approval for the erection of a single storey rear extension of 5m in depth with eaves height 2.85m and no part of the proposed extension shall be more than 4m from ground</p> <p>Application Number: 6/2022/1796/LAWP            Decision: Refused            Decision Date: 19 August 2022            Proposal: Certificate of Lawful Development for the conversion of garage into kitchen and removal of garage shutters, and infill with brick and new window. Replace of the existing first floor window with a Juliet balcony.</p>

<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 1	Other: 0
<b>Publicity</b>	Neighbour notification letter		
<b>Summary of neighbour responses</b>	120 Campion Road – Object: <i>the rear extension would further reduce light into my dwelling which has already been reduced from the extension at No. 122.</i>		
<b>Consultees and responses</b>	Hatfield Town Council - no response		
<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 Draft Local Plan Policies: SADM11, SP9.			
<b>Main Issues</b>			
<b>Is the development within a conservation area?</b>			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<b>Would the significance of the designated heritage asset be preserved or enhanced?</b>			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			
<b>Comment (if applicable):</b>			
<b>Would the development reflect the character of the area?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Comment (if applicable):</b> The proposed window to replace the garage door would be similar in terms of style and design to the windows within the front elevation of the dwelling. The scale and positioning of the proposed rear extension would appear subservient towards the application dwelling. Matching materials can be secured by condition to ensure that the development remains in keeping with the character and appearance of the application dwelling and wider area.			
<b>Would the development reflect the character of the dwelling?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
<b>Comment (if applicable):</b> See above.			
<b>Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
<b>Comment (if applicable):</b> One neighbouring objection has been received with concerns the rear development would result in a further loss of light to the occupiers of No. 120.			
<p>The rear elevation of the application dwelling and adjoining neighbour No. 120 face broadly west, experiencing direct sunlight from the afternoon onwards. The proposed rear extension would be positioned similarly to the existing conservatory and would feature a monopitch roof which would be shorter in height compared to the existing conservatory. The scale and positioning of the rear development would therefore not result in adjoining neighbours to experience a detrimental loss of light.</p> <p>The scale and positioning of the development would also not appear overbearing or unduly dominant.</p> <p>In terms of privacy, no further windows would be inserted into the side elevations of the dwelling, protecting the privacy of adjoining neighbours.</p>			

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

Yes  No  N/A

**Comment** (if applicable): The development would not result in an increase in bedrooms within the site and the dwelling would remain as a three-bedroom dwelling. The development would however result in the loss of the garage.

Council's Hatfield Aerodrome SPG 1999 applies to this site and requires two car parking spaces for a 2-3 bedroom dwelling. The Council's Interim Policy for Car Parking Standards and Garage Sizes seeks to ensure 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.

The garage within the application site measures approximately 5.3m in length and approximately 2.5m in width. While the garage dimensions fall below the identified size requirements, the size of the garage could reasonably park a vehicle. The loss of the garage would result in the loss of a car parking space. However, the submitted plans and photographs with this application demonstrate two vehicle car parking spaces to the front of the site. The development would therefore retain sufficient on-site car parking.

**Conclusion**

Subject to the suggested condition, the proposed development would be in accordance with District Plan Policies D1 and D2; Draft Local Plan Policies SADM11 and SP9; 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:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
		Location Plan	3 October 2022
1		Existing Floor Plans	3 October 2022
2		Existing Elevations	3 October 2022
5		Site and Roof Plans	3 October 2022
6		Site Photos Position Mark Up	3 October 2022
3		Proposed Floor Plans	31 October 2022
4		Proposed Elevations	31 October 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. 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.
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  
10 November 2022