

**WELWYN HATFIELD BOROUGH COUNCIL  
ASSISTANT DIRECTOR (PLANNING)**

**DELEGATED APPLICATION**

**Application No:** 6/2022/2638/HOUSE  
**Location:** 24 Worcester Road Hatfield AL10 0DX  
**Proposal:** Erection of single storey front/side extension  
**Officer:** Mrs Kerrie Charles

**Recommendation:** Granted

6/2022/2638/HOUSE

<b>Context</b>	
<b>Site and Application description</b>	<p>No.24 Worcester Road is a two storey end of terrace dwelling, which is located adjacent to a small grassed area and has been hard-surfaced at the front to allow for off-street parking.</p> <p>This application is for a single storey side/front extension. The proposed extension would measure approximately 2m in depth, 1.9m in width and 3.4m in height.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<p>PAR - PARISH (HATFIELD) - Distance: 0            ROW - FOOTPATH (HATFIELD 015) - Distance: 48.86            ROW - FOOTPATH (HATFIELD 014) - Distance: 37.84            Wards - Hatfield Central - Distance: 0            A4HD - Article 4 HMO Direction - Distance: 0            HHAA - Hatfield Heritage Assessment Area(Hatfield New Town) - Distance: 0</p>
<b>Relevant planning history</b>	<p>Application Number: 6/2020/2119/PN8            Decision: Prior Approval Refused            Decision Date: 05 October 2020            Proposal: Prior approval for the erection of a single storey rear extension 6m in depth, 3.7m in height and 2.7m eaves height</p> <p>Application Number: 6/2022/2079/LAWP            Decision: Refused            Decision Date: 07 October 2022            Proposal: Certificate of lawfulness for single storey front/side extension with hipped roof</p> <p>Application Number: 6/2022/2080/PN8            Decision: Prior Approval Required and Refused            Decision Date: 07 October 2022            Proposal: Prior approval for single storey rear extension 6m in depth, 2.57m in height and 2.27m to the eaves</p> <p>Application Number: 6/2022/2637/PN8            Decision: Prior Approval Not Required            Decision Date: 30 December 2022            Proposal: Prior approval for the erection a single storey rear extension measuring 6 metres in depth, 2.57 metres in height and 2.27 metres to the eaves</p>

<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Neighbour notification.		
<b>Summary of neighbour responses</b>	None received.		
<b>Consultees and responses</b>	None 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			
<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			
<b>Comment (if applicable):</b> N/A			
<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>			
<p>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. Policy GBSP2 requires that 'within specified settlements development will be limited to that which is compatible with the maintenance and enhancement of their character'. The Welwyn Hatfield District Plan Supplementary Design Guidance (SDG) supplements the policies contained in the District Plan.</p> <p>This application seeks permission for a single storey front/side extension.</p> <p>Although the proposed extension would be visible, the size and design would not be an over prominent feature due to the siting of the development, therefore it would not be a detrimental feature within the streetscene.</p> <p>The proposed development is considered to reflect and relate to the design and character of the existing dwelling and would be subordinate in scale. Therefore, it is not considered to have a detrimental impact on the character and appearance of the area and is in accordance with policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005.</p>			
<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>			
<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>			

No neighbour representations have been received.

The size and scale of the proposed ground floor front extension would not result in adjoining neighbours to experience a detrimental loss of amenity.

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

Yes  No  N/A

**Comment** (if applicable):

**Any other issues** | N/A

**Conclusion**

The proposed development would have an acceptable impact on the character and appearance of the existing property, its site and the surrounding area and the proposal would not result in any significantly detrimental impacts on the living conditions of neighbouring occupiers. The proposal is therefore acceptable and is in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guide 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/alterations must match the existing dwelling/building 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>
5584-OS1		Location plan	21 November 2022
5584-OS1 A		Block plan	21 November 2022
5584-P01 B		Proposed plans and elevations	21 November 2022
5584-E01		Existing plans and elevations	21 November 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  
16 January 2023