

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

DELEGATED APPLICATION

Application No: 6/2023/0292/HOUSE
Location: 32 Fordwich Road Welwyn Garden City AL8 6EY
Proposal: Installation of rooflight and raise existing flat roof to facilitate partial garage conversion.
Officer: Mr Raymond Lee

Recommendation: Granted

6/2023/0292/HOUSE

Context			
Site and Application description	<p>The application site comprises of a two-storey semi-detached property located on the eastern side of Fordwich Road within the Welwyn Garden City Conservation Area. The site benefits from an integrated garage and additional onsite parking to the front of the dwelling. Properties in the area are of a similar style.</p> <p>The application seeks planning permission for the installation of a rooflight and the raising of the existing flat roof to facilitate partial garage conversion.</p>		
Constraints (as defined within WHDP 2005)	<p>CA - Conservation Area: WGC1; - Distance: 0 SAG - 0 - Distance: 0 EM - Estate Management - Distance: 0 Wards - Handside - Distance: 0</p>		
Relevant planning history	<p>Application Number: E/1950/0548/ Decision: Granted Decision Date: 11 May 1950 Proposal: Creating two private garages</p> <p>Application Number: N6/2000/1108/FP Decision: Granted Decision Date: 27 November 2000 Proposal: Single storey rear extension</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	<p>Site Notice Display Date: 22 February 2023 Site Notice Expiry Date: 15 March 2023 Press Advert Display Date: 15 February 2023 Press Advert Expiry Date: 8 March 2023 Neighbour consultation letters.</p>		

Summary of neighbour responses	None received.
Consultees and responses	None received.
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:	
<u>Emerging Local Plan 2016</u> SP1 Delivering Sustainable Development SP9 Place Making and High-Quality Design SADM 11 Amenity and Layout SADM15 Heritage	
Main Issues	
Is the development within a conservation area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Would the significance of the designated heritage asset be conserved or enhanced?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment (if applicable): <p>In this case, the proposals seek a partial conversion of the existing garage which will be facilitated by raising a section of the existing flat roof and by inserting a single roof light. The slight height increase of a small section of the existing roof by approximately 0.25m would result in a stepped roof feature which, although it creates an inconsistent roof form in design terms, is not considered to result in a detrimentally harmful change to the property when viewed from the street given that it is set towards the rear of the building. In addition, the roof light would also be set back and is unlikely to be visible from public vantage points. As a result of the modest scale of the development and the limited views of it, the proposal would not result in a disproportionate addition and, subject to matching materials, would be in keeping with the design and appearance of the original dwelling.</p> <p>Overall, the impact upon the character and appearance of the dwelling and the Conservation Area would therefore be acceptable, in compliance with the National Planning Policy Framework, Policies D1 and D2 of the District Plan and Policy SP9 and SADM15 of the emerging Local Plan. The proposal would also comply with the provisions of Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 in preserving the Conservation Area</p>	
Would the development reflect the character of the area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment (if applicable): See above.	
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):	
Would the development provide / retain sufficient parking?	

Yes No N/A

Comment (if applicable):

In this case, whilst the existing garage is to be partially converted into additional living accommodation, the internal dimensions of the existing garage would not be considered adequate for a modern family sized vehicle. The submitted plans show that there will be sufficient space on the driveway for the parking of at least two vehicles. This is considered adequate given that the site is within a reasonable walking distance to the town centre, bus stops and the train station. No concerns are therefore raised with respect to parking provision and highway safety.

Conclusion

Overall, subject to the suggested condition, the proposed extension would have no harmful impacts for the dwelling, would preserve the character and appearance of the Welwyn Garden City Conservation Area and would not harm the amenities of the neighbouring occupiers. The application is therefore recommended for approval.

Conditions:

1. The roof, window, detailing, guttering, soffits and other external decorations of the approved extensions and alterations 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
E01		Existing Plans, Elevations, Bock and Location Plan	7 February 2023
P100	C	Proposed Plans, Elevations, Bock and Location Plan	9 February 2023

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. 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.
5. 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:

Ms Emily Stainer
5 April 2023

