

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

DELEGATED APPLICATION

Application No: 6/2023/0874/HOUSE
Location: 11 Thistle Drive Hatfield AL10 9FQ
Proposal: Erection of single storey rear extension with flat roof and skylight
Officer: Mrs Kerrie Charles

Recommendation: Granted

6/2023/0874/HOUSE

Context			
Site and Application description	<p>No.11 Thistle Drive is a link attached dwelling located within Hatfield Garden Village. The dwelling is linked to a carport, which parking in the rear garden. The site also has a front drive and landscaped area to the front.</p> <p>This application seeks planning permission for the erection of a single storey rear extension with flat roof and skylight.</p> <p>The proposed extension would measure approximately 5m and replace part of the rear elevation which extends out by 3m.</p>		
Constraints (as defined within WHDP 2005)	<p>SAG - 0 - 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 Garden Village) - Distance: 0</p>		
Relevant planning history	<p>Application Number: S6/2003/1404/FP Decision: Granted Decision Date: 18 November 2003 Proposal: Enclosure of car port with metal gates</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour Notification.		
Summary of neighbour responses	No responses.		
Consultees and responses	No responses.		
Relevant Policies			

NPPF
 D1 D2 GBSP1 GBSP2 M14
 Supplementary Design Guidance Supplementary Parking Guidance Interim Policy for car parking and garage sizes

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):

The proposed extension would be located to the rear of the host dwelling and would replace part of the rear elevation which extends by 3m. The development would not be visible from the street, however, it would be visible from neighbouring properties.

The proposed materials are to match the existing dwelling. As such, the extension would not result in an unduly prominent feature and would maintain the character of the area.

Would the development reflect the character of the dwelling?

Yes No N/A

Comment (if applicable):

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

Yes No N/A

Comment (if applicable):

No representations have been received.

Although the extension would have a total depth of 5m along the shared boundary, the carport at No.13 Thistle Drive provides an adequate separation distance and the extension would only extend a further 2m than the existing extension, therefore the extension would not have any determinantal impact on any ground floor window.

Overall, it is considered that the living conditions of the adjoining occupiers are maintained to an acceptable level in accordance Policy D1 Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

The development would result in the loss of one parking space in the rear garden.

The Council's parking guidance SPG recommends that in this area 2.25 spaces are provided for a three bedroom dwelling. The existing carport will be retained, which falls short of the standards in the Interim policy, which states that for new domestic garages to have a genuine ability to be used for their intended purpose, they should be at least six metres long by three metres wide and sufficiently tall to accommodate modern cars. However, the also site benefits from a section of hardstanding which can accommodate parking.

Furthermore, this site is located within close proximity to facilities and services that are within a reasonable walking distance to shops that can be accessed using footpaths. There are also several bus stops nearby, which offer alternatives to parking private vehicles. Having regard to the above, it is considered that, in this particular circumstance, the lack of off-street parking spaces is not sufficient on its own to justify the refusal of this application.

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 GBSP2, 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:

Plan Number	Revision Number	Details	Received Date
3584-22A3-02		Existing Plans and Elevations	25 April 2023
3584-22A3-03		Proposed Plans and Elevations	25 April 2023
3584-22A3-01	A	Existing and Proposed Site and Location Plan	23 June 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:

Mr William Myers
26 June 2023