

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

DELEGATED APPLICATION

Application No: 6/2023/1590/HOUSE
Location: 10 Campion Road Hatfield AL10 9FB
Proposal: Garage conversion and new bay window
Officer: Ms Jessica Fuller

Recommendation: Granted

6/2023/1590/HOUSE

Context			
Site and Application description	<p>The application site comprises a two storey detached property with an integral garage situated in Campion Road, Hatfield.</p> <p>Planning permission is sought for a garage conversion and new bay window.</p>		
Constraints (as defined within WHDP 2005)	<p>SAG - 0 - Distance: 0 SCA - 93253466.3872 - 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: S6/2008/2299/FP Decision: Granted Decision Date: 27 January 2009 Proposal: Erection of single storey rear extension.</p> <p>Application Number: S6/2014/2418/FP Decision: Granted Decision Date: 17 April 2015 Proposal: Erection of first floor side extension</p> <p>Application Number: 6/2023/0977/HOUSE Decision: Withdrawn Decision Date: 11 July 2023 Proposal: Garage conversion to form office and installation of bay window</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour notification letters		
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 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>The Welwyn Hatfield Draft Local Plan Proposed Submission (August 2016) Incorporating The Proposed Main Modifications (January 2023):</u> SP1 Delivering Sustainable Development SP9 Place making and High-Quality Design SADM11 Amenity and Layout SADM12 (parking, servicing and refuse)	
Main Issues	
Is the development within a conservation area?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the significance of the designated heritage asset be preserved or enhanced?	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Comment (if applicable):	
Would the development reflect the character of the existing dwelling and surrounding area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Comment (if applicable):	
Paragraph 126 of the National Planning Policy Framework (NPPF) clearly advises that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve, and that good design is a key aspect of sustainable development.	
District Plan Policies D1 and D2 respectively require high quality design in all new development and for proposals to respect and relate to the character and context of their location, maintaining and where possible enhancing the character of the existing area. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG) which requires the impact of a development to be assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing building and area. Policy GBSP2 directs new development into the existing towns and specified settlements within the district, providing that it will be limited to that which is compatible with the maintenance and enhancement of their character. These policies are consistent with the design policies contained in the draft Local Plan (SP1, SP9 and SADM11)	
The conversion of the garage into habitable space would allow for a larger amount of living space, whilst being sympathetic to the appearance of the host dwelling and the surrounding area. The conversion proposes to also add a bay window which would use materials closely matching the existing, meaning the appearance of the property would still be in keeping with the street scene and original dwelling. A condition for matching materials can secure this.	
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):	
It is considered that the proposal would not have a detrimental impact on any neighbouring properties in terms of outlook, loss of light or privacy.	

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

The property benefits from off-street parking in the form of a front drive which provides spaces for two vehicles. It is also worth noting that Campion Road benefits from unrestricted on-street parking.

The existing integral garage measuring just 2.5m x 3.5m which falls below the minimum space dimensions set out in Council's Interim Parking Standard. Although the existing garage space would be lost, the site falls within a reasonably accessible location with access to services and facilities by means other than a private car. There is no substantive evidence that the proposed development would give rise to a significant increase in the demand for on-street parking, or that any such increase would necessarily cause any material harm to highway safety or the living conditions of surrounding residential occupiers. Therefore, even if some additional on-street parking was to occur, it is likely that it could be adequately absorbed along the street without any harmful congestion of the highway network. For these reasons, it would not be reasonable to withhold planning permission on the basis of the scheme's shortfall in parking provision.

It is therefore considered that a sensible level of parking would still be maintained on site in accordance with Policy M14 of the District Plan, the SPG Parking Standards and the Council's Interim Policy for Car Parking Standards.

Conclusion

Subject to the suggested condition, the proposed development would comply with relevant local and national planning policies.

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
TQRQM2321 2145546150		Site Location Plan	31 July 2023
RUB.JUL.23 A	B	Plans For Proposed Garage Conversion & Bay Window	8 August 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 Mark Peacock
13 September 2023