

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

DELEGATED APPLICATION

Application No: 6/2023/2243/HOUSE
Location: 2 Nimrod Drive Hatfield AL10 9LS
Proposal: Erection of single-storey rear extension, front porch and garage conversion and extension to the rear
Officer: Mrs Kerrie Charles

Recommendation: Granted

6/2023/2243/HOUSE

Context			
Site and Application description	<p>No.2 Nimrod Drive is a three storey detached dwelling located within a residential development on the former Hatfield Aerodrome. The dwelling benefits from a detached double garage.</p> <p>This application seeks planning permission for the erection of single-storey rear extension, front porch and garage conversion and extension to the rear.</p> <p>A similar application was approved under planning reference number 6/2022/2222/HOUSE. The alterations to this include increasing the width of the extension to span the existing rear elevation and increase the depth from 3.5m to 3.8m. The development also includes a front porch.</p>		
Constraints	<p>SAG - 0 - Distance: 0 LCA - Landscape Character Area (De Havilland Plain) - Distance: 0 PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield Villages - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 A4DAS - Hatfield Additional Storeys Article 4 Direction - Distance: 0 HAT - Hatfield Aerodrome - Distance: 0 HHAA - Hatfield Heritage Assessment Area(Hatfield Business Park) - Distance: 0</p>		
Relevant planning history	<p>Application Number: 6/2022/2222/HOUSE Decision: Granted Decision Date: 17 April 2023 Proposal: Erection of a single-storey rear extension and garage conversion and rear extension</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	<p>Site Notice Display Date: 13 November 2023 Site Notice Expiry Date: 4 December 2023</p>		

Summary of neighbour responses	None received.
Consultees and responses	None received.
Relevant Policies and Guidance	
National Planning Policy Framework	
The Welwyn Hatfield Borough Council Local Plan 2016-2036:	
<ul style="list-style-type: none"> • SP1 Delivering Sustainable Development • SP3 Settlement Strategy and Green Belt Boundaries • SP9 Place Making and High Quality Design • SADM11 Amenity and Layout • SADM12 Parking, Servicing and Refuse 	
Planning Guidance:	
<ul style="list-style-type: none"> • Supplementary Design Guidance 2005 • Supplementary Planning Guidance Parking Standards 2004 • Interim Policy for Car Parking Standards and Garage Sizes 2014 	
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 area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Comment (if applicable):	
<p>This planning application seeks planning permission for the erection of single-storey rear extension, front porch and garage conversion and extension to the rear.</p> <p>A similar application was approved under planning reference number 6/2022/2222/HOUSE. The alterations to this include increasing the width of the rear extension to span the existing rear elevation and increase the depth from 3.5m to 3.8m. The development also includes a front porch.</p> <p>Since the approval of the previous application, the Welwyn Hatfield Local Plan 2016 was adopted at a meeting of the Council on 12 October 2023. The Welwyn Hatfield Local Plan is now the Statutory Development Plan for the Borough. This means it has full weight in determining planning applications and development decisions within the Borough. The newly adopted Local Plan replaces the previous Local Plan which comprised 'saved' policies from the Welwyn Hatfield District Plan 2005.</p> <p>The revised scheme would increase the bulk and mass at the rear of the dwelling, however it would not be visible within the streetscene due to the position of the dwelling, only from neighbours at the rear of the site. Although the porch would be visible within the streetscene, it would not be overly prominent or harmful to the appearance of the host dwelling.</p> <p>Therefore, the proposed development by virtue of its siting, scale and design, would relate well to the design, character of the existing building and surrounding area and comply with Policies within the Welwyn Hatfield Borough Local Plan and the National Planning Policy Framework.</p>	

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):	
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): No neighbour representations have been received. It is not considered that the proposed development would result in a detrimental impact on the residential amenity of any neighbouring occupiers in terms of a loss of light, appearing unduly dominant or resulting in an undue impact on privacy.	
Would the development provide / retain sufficient parking?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment (if applicable): Paragraph 111 of the NPPF states that if setting local parking standards authorities should take into account the accessibility of the development; the type, mix and use of the development; the availability of and opportunities for public transport; local car ownership levels; and the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles. The Councils Parking Standards SPG use maximum standards which are not consistent with the NPPF and are therefore afforded less weight. In light of the above, the Council have produced an Interim Policy for Car Parking Standards that states that parking provision will be assessed on a case by case basis and the existing maximum parking standards within the SPG should be taken as guidance only. As part of the development, only one of the garages would be retained, there is also two off-street parking spaces available for parking in front of the garage. The dwelling has more than 4 bedrooms where three parking spaces would comply with the Council's SPG on Parking Standards and the Council's Interim policy for Car Parking. The site also has on-street parking which is controlled by permit parking scheme which would be accessible to the residents if required, the site is located in a sustainable location as the site falls within a reasonably accessible location with access to services and facilities by means other than a private car, such as bus routes or cycling, therefore no objections are raised.	
Any other issues	N/A
Conclusion	
Subject to conditions, the proposal would be in accordance with the development plan and is therefore recommended for approval.	

Conditions:

1. The converted garage hereby approved must not be occupied at any time other than a garage and ancillary use in association with a main dwellinghouse known as 2 Nimrod Drive. The converted garage must not be used or occupied as a separate unit of accommodation.

REASON: To prevent the establishment of a separate dwelling in the interests of safeguarding residential amenity and to enable the Local Planning Authority to retain control over future development in accordance with development plan policies and other material planning considerations.

- 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 the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

DRAWING NUMBERS

- 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
1289N-01	N	Ground Floor Plan - Existing	8 March 2024
1289N-02	N	Ground Floor Plan- Demolished	8 March 2024
1289N-03	N	Ground Floor Plan Proposed	8 March 2024
1289N-04	N	Finished First Floor Proposed	8 March 2024
1289N-05	N	Existing Elevations	8 March 2024
1289N-06	N	Proposed Elevations	8 March 2024
1289N-07	N	Site Location & Proposed Site Layout	8 March 2024

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:

- 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.
- 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 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
8 March 2024