

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

DELEGATED APPLICATION

Application No: 6/2023/2356/HOUSE
Location: 85 Bramble Road Hatfield AL10 9SB
Proposal: Erection of an outbuilding
Officer: Mrs Kerrie Charles

Recommendation: Granted

6/2023/2356/HOUSE

Context			
Site and Application description	<p>No.86 Bramble Road is a two storey dwelling which has been previously extended. The application site is hardsurfaced at the front to allow for off-street parking.</p> <p>This application seeks planning permission for an outbuilding to be erected along the rear boundary of the site. The building would measure approximately 3m in height and 5m in depth and would be used as a garden room and WC.</p>		
Constraints	<p>SAG - 0 - Distance: 0 SCA - 93253466.3872 - Distance: 0 LCA - Landscape Character Area (Colney Heath Farmland) - Distance: 0 PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield Villages - Distance: 0 WCCF - - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 A4DAS - Hatfield Additional Storeys Article 4 Direction - Distance: 0 HHAA - Hatfield Heritage Assessment Area(Wilkin's Green) - Distance: 0</p>		
Relevant planning history	<p>Application Number: S6/2013/1290/FP Decision: Granted Decision Date: 23 August 2013 Proposal: Erection of two storey front and single storey rear and side extensions following demolition of existing single storey rear extension and garage</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour notification.		
Summary of neighbour responses	No responses received.		
Consultees and responses	No responses 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 • SP10 Sustainable Design and Construction • 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 • Planning Practice Guidance
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): The proposed building would not be visible with the street, however would be viewed from neighbouring properties at the rear of the site. Other outbuildings of various size/design are a common characteristic of the area and therefore the proposed building would not be considered a detrimental feature within Briars Lane. Materials used on the proposed building include brick and render which is considered acceptable in this siting. It is considered that the design of the proposal would adequately respect and relate to the existing dwelling and the character of the area, in accordance with SP9 of the Welwyn Hatfield Borough Local Plan, the Supplementary Design Guidance and the National Planning Policy Framework.
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. The proposed building would be located at the bottom of the rear garden. Being single storey and the separation distance between the neighbouring occupiers, it is considered that the living conditions of the adjoining occupiers are maintained to an acceptable level in accordance with Policy SADM11 of the Local Plan and the NPPF.
Would the development provide / retain sufficient parking?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

Comment (if applicable):	
Any other issues	N/A
Conclusion	
Subject to conditions, the proposed development is in accordance with the development plan and is recommended for approval.	

Conditions:

1. The development must not be carried out other than in accordance with the details of external materials specified on the submitted application form. Details of any alternative materials to be used in the construction of the external surfaces shall be submitted to and approved in writing by the Local Planning Authority prior to above ground development. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of maintaining the character and visual amenity of the area, in accordance with the Welwyn Hatfield Borough Council Local Plan 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
5848-OS1		Location plan	22 November 2023
5848-OS2		Block plan	22 November 2023
5548-P01	C	Proposed plans & elevations	22 November 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. 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
17 January 2024