

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

DELEGATED APPLICATION

Application No: 6/2024/0389/HOUSE
Location: 14 Gorseway Hatfield AL10 9GS
Proposal: Erection of a single storey rear/side extension and front porch
Officer: Mrs Kerrie Charles

Recommendation: Granted

6/2024/0389/HOUSE

Context			
Site and Application description	<p>No.14 Gorseway is a two-storey end of terrace dwelling located on a corner plot.</p> <p>This planning application seeks planning permission for the erection of a single storey rear/side extension and front porch.</p> <p>The description and plans have been amended to remove a reference to a new vehicular hardstanding and to set back the extension slightly, so it is within the residential curtilage, following discussions with the agent.</p>		
Constraints	<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	None		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour notification letters.		
Summary of neighbour responses	None received.		
Consultees and responses	Hertfordshire County Council - Hertfordshire Transport Programmes & Strategy recommends refusal as the proposal for new vehicle hardstanding fails to supply adequate information relating to access, materials, drainage and visibility splays.		
Relevant Policies and Guidance			
National Planning Policy Framework			

The Welwyn Hatfield Borough Council Local Plan 2016-2036:

- SP1 Delivering Sustainable Development
- SP3 Settlement Strategy and Green Belt Boundaries
- SP9 Place Making and High-Quality Design
- SADM2 Highway Network and Safety
- SADM11 Amenity and Layout
- SADM12 Parking, Servicing and Refuse

Planning Guidance:

- 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?

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):

Would the development reflect the character of the dwelling?

Yes No N/A

Comment (if applicable):

The proposed porch and rear/side extension would be visible within the streetscene due to its position adjacent to the road. However, taking into consideration the proposed scale of the development, subject to a condition requiring matching materials to be used, it is not considered that there would be any harmful impact to the character of the streetscene and surrounding area.

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

Yes No N/A

Comment (if applicable):

No neighbour representations have been received. Taking into consideration the proposed size of the rear extension and front porch, the living conditions of the adjoining occupiers would be maintained to an acceptable level in accordance with Local Plan Policy SADM11, the Supplementary Design Guidance 2005 and the NPPF.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

The County Highways Authority objected to the development in regards to the proposed hardstanding. This has now been removed from the description of the development and does not form part of the proposal. Therefore, it is not considered that there would be any harms to highway safety arising as part of the proposal.

Any other issues

N/A

Conclusion

Subject to conditions, the proposed development would be in accordance with the Development Plan and is recommended for approval.

Conditions:

1. The brickwork, roof tile, bond, mortar, windows, 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 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
5899-E01		Plans and Elevations as Existing	28 February 2024
5899-OS1	D	Location/Block Plan	28 May 2024
5899-P01	F	Plans and Elevations as Proposed	28 May 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:

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
28 May 2024