

## DELEGATED REPORT

<b>APPLICATION No:</b>	S6/2005/940/FP
<b>DESCRIPTION:</b>	ERECTION OF TWO STOREY REAR EXTENSION AND FIRST FLOOR SIDE EXTENSION
<b>LOCATION:</b>	MYMWOOD COTTAGE, SHEPHERDS WAY, BROOKMANS PARK, HATFIELD

### THE SITE

Mymwood Cottage is a large two storey white rendered dwelling with a pitched roof that is gable ended. The site itself is situated on the corner of Shepherds Way and backs onto a football pitch/recreational park. The dwelling itself is set back from the roadside by some 8.5/10m from the roadside and is well screened by mature conifer trees. In fact the house is not visible from the roadside at all. Opposite the application site is a small clump of woodland, which follows round to a car park.

The site lies within the Metropolitan Green Belt and is to the east of the settlement of Brookmans Park.

### THE PROPOSAL

Previously planning permission was granted to allow erection of a two storey rear extension and first floor side extension (S6/2000/507/FP). However, 5 years have passed since that permission was granted and now a new application was required if the applicant was to build the original proposal.

What is proposed here is a re-submission of the original plans. The drawings indicate that the applicants want to create two additional bedrooms and another en suite bathroom at first floor level. These will be provided for above the garage and at the side of the house. It also proposed to extend at the rear of the property to allow for a utility room. Additionally, the drawings also show a conservatory at the rear of the property that will be in filled between the living room and the garage.

### PLANNING HISTORY

S6/2000/507/FP – Erection of first floor ground and first floor rear extension – Granted 15 May 2005

S6/1999/90/FP – Replacement for two cottages - Granted

### SUMMARY OF RELEVANT DEVELOPMENT PLAN POLICIES

Hertfordshire Structure Plan Review 1991- 2011:

**NONE**

Welwyn Hatfield District Plan 2005:

**D1 QUALITY IN DESIGN**

**D2 LOCAL DISTINCTIVENESS**

## **RA3 DEVELOPMENT IN THE GREEN BELT**

### **REPRESENTATIONS**

The application was advertised by letters to the neighbouring properties on the 28/7/2005 and by site notice posted on the 4/8/2005. No replies were received.

### **PARISH COUNCIL:**

North Mymms Parish council has not commented on the applications.

### **BEAMS (Built Environment Advisory and Management Service):**

Following a conversation with the BEAMS conservation architect, Russ Craig, verbally agrees to the amendments made to this proposal.

### **DISCUSSION**

This is an application for a renewal of a consent granted on the 15 May 2005. The unimplemented consent expired on the 15 May 2005.

The main issue is whether there have been any material changes in circumstances since the permission was last renewed.

Although the Adopted Plan has been updated since the previous application was made, the actual policies regarding development and extensions in the Green Belt have remained the same, as has national policy, PPG2: Green Belts. Therefore, the same principles that were applied in granting the original scheme planning permission can also be applied now.

### **CONCLUSION**

The scheme is identical to what was approved in May 2000. There are no changes in circumstances and no objections from third parties have been received. The proposal is therefore acceptable.

### **RECOMMENDATION**

Recommend S6/2005/940/FP **approval** subject to the following conditions:

- 1.SC01 – Time Limit
- 2.SC42 – Exactly matching materials

### **SUMMARY OF THE REASONS FOR THE GRANT OF PERMISSION/ CONSENT**

SUM P1

### **INFORMATIVES**

NONE

### **DRAWING NUMBERS**

Site and location plan – DE05 /04

Proposed Elevations – DE05/02 A  
Existing Elevations – DE05/01 A

Amended plans stamped and received on the 15 August 2005

