

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2022/1109/HOUSE
Location: 16 Nimrod Drive Hatfield AL10 9LS
Proposal: Single storey rear extension to facilitate the creation of open plan kitchen/dining area, as well as extension to existing front porch
Officer: Ms Ashley Ransome

Recommendation: Granted

6/2022/1109/HOUSE

Context			
Site and Application description	The application site is located to the northern side of Nimrod Drive and consists of a two-storey detached dwelling. The proposal involves the erection of a single storey rear extension and an extension to the existing front porch.		
Constraints (as defined within WHDP 2005)	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 HAT - Hatfield Aerodrome - Distance: 0 HHAA - Hatfield Heritage Assessment Area (Hatfield Business Park) - Distance: 0 HHAA - Hatfield Heritage Assessment Area (Ellenbrook Field) - Distance: 0		
Relevant planning history	Application Number: 6/2022/1110/LAWP Decision: Decision Date: Proposal: Certificate of lawfulness for the creation of rear dormers to existing roof		
Consultations			
Neighbour representations	Support: 1	Object: 0	Other: 0
Publicity	Site Notice Display Date: 1 June 2022 Site Notice Expiry Date: 24 June 2022 Neighbour Letters		
Summary of neighbour responses	14 Nimrod Drive: • Initially objected but have since spoken with the applicants and now support the application.		
Consultees and responses	No consultee comments received.		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input type="checkbox"/> M14 <input checked="" type="checkbox"/> Supplementary Design Guidance <input type="checkbox"/> Supplementary Parking Guidance <input type="checkbox"/> Interim Policy for car parking and garage sizes			

Draft Local Plan Proposed Submission August 2016:

SP1- Delivering Sustainable Development
SP9- Place Making and High Quality Design
SADM11- Amenity and Layout

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 external wall materials for the proposed extensions would match the existing house. Subject to a planning condition regarding materials, it is considered that the design of the extension would adequately respect and relate to the existing dwelling and the character of the area in accordance with the National Planning Policy Framework; Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005.

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

Yes No N/A

Comment (if applicable):

It is considered that the size, scale, siting and design of the proposed development would have minimal impact on the residential amenity of the surrounding neighbouring properties and is considered acceptable and is in accordance with Policy D1 of the Welwyn Hatfield District Plan, Policy SADM11 of the Welwyn Hatfield Draft Local Plan 2016, the Welwyn Hatfield Supplementary Design Guidance 2005 and the National Planning Policy Framework 2021.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

Conclusion

Subject to a planning condition regarding materials, it is considered that the proposed development would be in accordance with the Welwyn Hatfield District Plan; the Supplementary Design Guidance; and the National Planning Policy Framework. It is therefore recommended that planning permission is granted.

Conditions:

1. The brickwork, roof tile, bond, mortar, windows, detailing, guttering, soffits and other external decorations of the approved extension 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 Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.

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
		Location Plan	13 May 2022
		Existing Block Plan	13 May 2022
		Proposed Block Plan	13 May 2022
16NDHA 02 A		Existing loft and roof plan	13 May 2022
16NDHA 04 A		Existing rear and side elevations	13 May 2022
16NDHA 05 A		Existing section	13 May 2022
16NDHA 08 A		Proposed front and side elevation	13 May 2022
16NDHA 06 A		Proposed ground and first floor plan	13 May 2022
16NDHA 07 A		Proposed loft and roof plan	13 May 2022
16NDHA 09 A		Proposed rear and side elevation	13 May 2022
16NDHA 10 A		Proposed section	13 May 2022
16NDHA 03 A		Existing front and side elevations	13 May 2022
16NDHA 01 A		Existing ground and first floor plan	13 May 2022

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
15 August 2022