

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

DELEGATED APPLICATION

Application No: 6/2022/1834/HOUSE
Location: 81 Eddington Crescent Welwyn Garden City AL7 4SX
Proposal: Erection of single storey rear extension and loft conversion including the insertion of four rooflights.
Officer: Mr Raymond Lee

Recommendation: Granted

6/2022/1834/HOUSE

Context			
Site and Application description	<p>The application site comprises of a two-storey semi-detached property located on the southern side of Eddington Crescent within an established residential area of Welwyn Garden City. The dwelling benefits from front driveway, detached garage and rear garden. It is noted that the property has had its permitted development rights removed.</p> <p>The application seeks planning permission for the erection of a single storey rear extension with the insertion of four rooflights. The structure will measure approximately 3m in depth, 4.5m in width and 3.5m in overall height (2.5m to eaves), utilising a mono-pitch roof form.</p>		
Constraints (as defined within WHDP 2005)	ROW - FOOTPATH (WELWYN GARDEN CITY 067) - Distance: 4.62 Wards - Hollybush - Distance: 0 HPGU - Hatfield Woodhall - Distance: 0 HHAA - Hatfield Heritage Assessment Area(Green Corridor) - Distance: 0		
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	HCC - Rights of Way (South) – No response The Gardens Trust – No comment The Ramblers' Association – No response		
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			

Supplementary Design Guidance Supplementary Parking Guidance Interim Policy for car parking and garage sizes

Draft Local Plan Proposed Submission August 2016

SP9 Place Making and High Quality Design

SADM11 Amenity and Layout

SADM12 Parking, Servicing and Refuse

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):

In this case, the proposed rear extension would span almost the whole width of the building. The depth of the extension would however be modest, being less than half that of the host property. The extension would also be single storey in height. As such it is considered that size and scale of the proposal would appear subordinate to the existing dwelling and would not result in a cramped form of development within its site. The proposed mono-pitch roof would not be entirely out of keeping with the host property and the positioning of the extension at the rear of the semi-detached dwelling would effectively conceal the development from views of the street scene. The materials are also proposed to match the existing building which can be reasonably secured via condition.

The roof lights proposed to the front and rear elevations are considered a minor alteration and would not form a prominent or incongruous feature of the street scene. Therefore it would have an acceptable impact on the character of the area.

Overall, it is considered that the proposal would have an acceptable level of impact upon the character of the host property and surrounding area.

Would the development reflect the character of the dwelling?

Yes No N/A

Comment (if applicable): See above.

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 positioning, size and scale of the extension would not result in detrimental loss of light or privacy, nor would the extension appear overbearing or unduly dominant for the adjoining occupants. It is noted that no neighbour objections have been received. Furthermore, the rooflights would not afford any direct overlooking of the neighbours. As such the amenity of the adjoining properties would be maintained to an acceptable level.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

Conclusion

Having regard to all of the above, subject to the suggested condition, it is considered that the

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 permission is granted.

Conditions:

1. The brickwork, roof tile, bond, mortar, windows, detailing, guttering, soffits and other external decorations of the approved extension/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 Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 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
81 - EC - 101		Existing floor plans	5 August 2022
81 - EC - 102		Proposed floor plans	5 August 2022
81 - EC - 103		Existing elevations	5 August 2022
81 - EC - 104		Proposed elevations	5 August 2022
81 - EC - 105		Roof plans	5 August 2022
81 - EC - 106		Existing site plan	5 August 2022
81 - EC - 107		Proposed site plan	5 August 2022
		location plan	5 August 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. 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. 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.
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 Derek Lawrence
27 September 2022

