

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

DELEGATED APPLICATION

Application No: 6/2022/2251/HOUSE
Location: 21 St Josephs Green Welwyn Garden City AL7 4TT
Proposal: Erection of a single storey rear extension, replacement single storey side/front extension, garden office/study room and pergola, air conditioning/ashp units and solar panels to roofs
Officer: Mrs Kerrie Charles

Recommendation: Refused

6/2022/2251/HOUSE

Context			
Site and Application description	<p>No.21 Josephs Green is a three storey detached dwelling with garage located within a residential development. The entrance to the dwelling is within the side elevation</p> <p>This application seeks permission for the erection of a single storey rear extension, replacement single storey side/front extension, garden office/study room and pergola, air conditioning/ashp units and solar panels to the roofslopes.</p>		
Constraints (as defined within WHDP 2005)	<p>Wards - Hollybush - Distance: 0</p> <p>HPGU - Hatfield Woodhall - Distance: 0</p>		
Relevant planning history	None		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour notification.		
Summary of neighbour responses	None		
Consultees and responses	<p>1. The Gardens Trust – No comment</p> <p>2. WHBC - Public Health and Protection – No objection subject to condition relating to noise from the air conditioning unit. “The operation of external plant and equipment should not exceed the background noise level (in dB) at the nearest receptor location at any time when it is operating. Reason – to protect neighbours from noise disturbance”.</p>		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF			

D1 D2 GBSP1 GBSP2 M14
 Supplementary Design Guidance Supplementary Parking Guidance Interim
Policy for car parking and garage sizes

Emerging Local Plan Policies: SADM11 & SP9

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

Comment (if applicable): N/A

Would the development reflect the character of the area?

Yes No

Comment (if applicable):

The NPPF places great emphasis upon achieving good quality design. Paragraph 126 advises that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and that good design is a key aspect of sustainable development. Paragraph 130 of the NPPF further advises that decisions should ensure developments will function well, be visually attractive, sympathetic to local character and establish a strong sense of place. Paragraph 134 is clear that *'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and code'*

Policy D1 requires the standard of design in all new development to be of a high quality and Policy D2 requires all new development to respect and relate to the character and context of the area in which it is proposed. It notes that development proposals should as a minimum maintain, and where possible, should enhance or improve the character of the existing area. Policy GBSP2 requires that 'within specified settlements development will be limited to that which is compatible with the maintenance and enhancement of their character'. The Welwyn Hatfield District Plan Supplementary Design Guidance (SDG) supplements the policies contained in the District Plan. Policy SP9 of the draft Local Plan deals with place making and high quality design and Policy SADM11 amenity and layout.

The application seeks planning permission for the erection of a single storey rear extension, replacement single storey side/front extension, garden office/study room and pergola, air conditioning/ashp units and solar panels to the roofslopes.

The streetscene within St Josephs Green consists of a variety of different style dwellings terrace and detached. The application site is however symmetrical to the adjacent dwelling and the frontages face each other either side of a footpath.

The proposed porch is set back from the highway and projects from the side, the porch would enclose the footpath between the neighbouring property and would adversely affect the character and overall design of the symmetry between both properties

The proposed rear extension to the house and to the garage would not be visible within the streetscene. The pergola would have limited visibility due to the site's orientation. However, taking into consideration the overall accumulation of all the buildings together with the rear extension, the proposed development would be over development and result in the loss of private amenity space

There are no objections in regards to the proposed solar panels and they possibly are considered

permitted development.

The air conditioning units would not have any visibility from outside the application site due to their location and therefore considered acceptable.

Taking account of the above, the proposal would fail to complement and reflect the design and character of the host dwelling. Harm would also be caused to the character of the area given its unsympathetic design and its visibility from neighbouring properties. It is considered that the proposal would represent a poor standard of design in conflict with Policies D1, D2 and GBSP2 of the District Plan, the SDG, Policy SP9 of the Emerging Local Plan and the NPPF.

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.

It is not considered that the proposed development being single storey would result in a detrimental impact on the residential amenity of this neighbouring occupier in terms of loss of light, appearing unduly dominant or result in an impact on privacy.

Overall, it is considered that the living conditions of the adjoining occupiers are maintained to an acceptable level in accordance Policy D1 Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable): The garage will be retained and as such there would be no impact on existing parking arrangements.

Any other issues | N/A

Conclusion

The proposed development, by reason of its scale, siting and appearance, would fail to complement and reflect the design of the host dwelling and the character of the area. Consequently, the proposal would represent a poor standard of design in conflict with Policies D1, D2 and GBSP2 of the Welwyn Hatfield District Plan 2005; Supplementary Design Guidance 2005; Policy SP9 and SADM11 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework.

Reasons for Refusal:

1. The proposed development, by reason of its scale, siting and appearance, would fail to complement and reflect the design of the host dwelling and the character of the area. Consequently, the proposal would represent a poor standard of design in conflict with Policies D1, D2 and GBSP2 of the Welwyn Hatfield District Plan 2005; Supplementary Design Guidance 2005; Policy SP9 and SADM11 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework.

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
5587- P01	E	Proposed Plans & Elevations	4 October 2022
5587- OS1		Site location plan	28 September 2022
5587- OS2		Block plan	28 September 2022
5587- E01	A	Existing Plans & Elevations	3 October 2022

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).

Determined By:

Mr Derek Lawrence
28 November 2022