

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

DELEGATED APPLICATION

Application No: 6/2022/2773/HOUSE
Location: 16 Nimrod Drive Hatfield AL10 9LS
Proposal: Erection of two storey rear extension
Officer: Ms Ashley Ransome

Recommendation: Granted

6/2022/2773/HOUSE

Context	
Site and Application description	<p>The application site is located to the northern side of Nimrod Drive and consists of a two-storey detached dwelling.</p> <p>The proposal involves the erection of a two-storey rear extension.</p> <p>It should be noted that amendments were sought during the course of the application which involved the reduction in the depth of the first-floor extension, as well as the hipping of the roofs of the proposed extension.</p>
Constraints (as defined within WHDP 2005)	<p>SAG - 0 - Distance: 0 GB - Greenbelt - Distance: 0 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 A4DAS - Hatfield Additional Storeys Article 4 Direction - Distance: 0 HAT - Hatfield Aerodrome - Distance: 0 HHAA - Hatfield Heritage Assessment Area (Ellenbrook Field) - Distance: 0 HHAA - Hatfield Heritage Assessment Area (Hatfield Business Park) - Distance: 0</p>
Relevant planning history	<p>Application Number: 6/2022/1109/HOUSE Decision: Granted Decision Date: 15 August 2022 Proposal: Single storey rear extension to facilitate the creation of open plan kitchen/dining area, as well as extension to existing front porch</p> <p>Application Number: 6/2022/1110/LAWP Decision: Granted Decision Date: 12 September 2022 Proposal: Certificate of lawfulness for the creation of rear dormers to existing roof</p> <p>Application Number: 6/2022/2774/LAWP Decision: Granted Decision Date: 31 January 2023 Proposal: Certificate of lawfulness for the erection of a porch</p>

Consultations			
Neighbour representations	Support: 0	Object: 1	Other: 0
Publicity	Site Notice Display Date: 18 January 2023 Site Notice Expiry Date: 8 February 2023 Neighbour Letters		
Summary of neighbour responses	<ul style="list-style-type: none"> The 2 storey extension will block out light from my bedroom side window, I can currently see through to flamingo close from this window. by erecting a 2 storey extension all I will see is a brick wall. Thus also blocking daylight to the front of my property, driveway and my bedroom. No objection to the single storey extension that planning was granted for originally. 		
Consultees and responses	Hatfield Town Council - Large house on a large secluded plot. Neighbours do not seem to be impacted. The first floor extension creates a 41 sqm room - the size of a small flat - seems out of proportion.		
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 checked="" type="checkbox"/> M14 <input checked="" type="checkbox"/> Supplementary Design Guidance <input checked="" type="checkbox"/> Supplementary Parking Guidance <input checked="" type="checkbox"/> Interim Policy for car parking and garage sizes			
The Welwyn Hatfield Draft Local Plan Proposed Submission (August 2016) Incorporating The Proposed Main Modifications (January 2023) (Draft Local Plan): 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?			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Would the significance of the designated heritage asset be preserved or enhanced?			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			
Comment (if applicable):			
Would the development reflect the character of the area?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Comment (if applicable):			
Would the development reflect the character of the dwelling?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
Comment (if applicable):			
<p>It should be noted that there is an extant permission under application reference 6/2022/1109/HOUSE for a single storey rear extension, amongst other alterations. The single storey extension that benefits from extant permission proposes a depth of approximately 5 metres, which is the same size of the proposed extension within this current application, thus no further consideration needs to be given to this element of the proposal.</p> <p>Turning to the proposed first floor rear extension, which is proposed to extend to a depth of approximately 4 metres. 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</p>			

D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005.

It is noted that Hatfield Town Council raised a concern with regards to the first-floor extension creating one very large room. Whilst the size of the room is large, relative to other rooms in the host dwelling, no harm or policy conflict has been identified which would justify a refusal of planning permission on this basis.

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

Yes No N/A

Comment (if applicable):

Amendments were made during the application process to reduce the depth of the extension as well as hipping the roofs to reduce bulk at high roof level.

Whilst it is acknowledged that the proposed first floor extension would extend beyond the neighbouring property at No.14 creating further bulk at this level, 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. This is due to the orientation of the plots, whereby No.16 is sited to the north of the neighbouring dwelling at No.14, thus the path of the sun would not be significantly impacted as a result of the proposal. Moreover, the proposed extension is sited away from the boundary, with the neighbouring property at No.14 sited further back into the site than that of the application dwelling, so much so that the proposed extension would not significantly extend beyond the rear elevation of No.14.

The windows proposed to be inserted into the flank elevation of the application dwelling are not considered to pose a significant impact to the privacy of the occupants at No.14 since these windows are proposed to be obscure glazed. A condition to this effect will be imposed.

It is considered that the neighbouring dwelling to the east at No.1 Flamingo Close would not suffer significant impacts as a result of the proposal, especially as there are no flank elevation windows within this neighbouring property that face the application site.

There are no direct neighbouring dwellings to the north or west of the site.

The proposal is therefore 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):

No additional bedrooms would be created as a result of the proposed development, and the parking arrangements at the site will remain as existing which includes a driveway and a garage. It is therefore considered that sufficient parking is provided at this site and is in accordance with Policy M14 of the Welwyn Hatfield District Plan, Policy SADM12 of the Welwyn Hatfield Draft Local Plan 2016 and the Welwyn Hatfield Supplementary Parking Guidance 2005.

Conclusion

Subject to the suggested planning conditions, 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. Any upper floor window located in a wall or roof slope forming a side elevation of the dwelling must be obscure-glazed to a level equivalent to Pilkington Level 3 or above and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall be retained in that form thereafter. Obscure glazing does not include applied film or one-way glass.

REASON: To protect the residential amenity and living conditions of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

2. The brickwork, roof tile, bond, mortar, windows, detailing, guttering, soffits and other external decorations of the approved extension/alterations must match the existing dwelling/building 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

3. 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	6 December 2022
		Proposed Block Plan	6 December 2022
		Existing Block Plan	6 December 2022
16ND 102	~	First Floor Plan	19 April 2023
16ND 103	~	Second Floor Plan	19 April 2023
16ND 105	~	Side Elevation 1	19 April 2023
16ND 106	~	Side Elevation 2	19 April 2023
16ND 108	~	Rear Elevations	19 April 2023
16ND 101	~	Ground Floor Plan	19 April 2023
16ND 104	~	Principal Elevation	19 April 2023
16ND109	~	Roof Plan	24 April 2023

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
27 April 2023