

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

**DELEGATED APPLICATION**

**Application No:** 6/2023/2467/HOUSE  
**Location:** 33 Eddington Crescent Welwyn Garden City AL7 4SX  
**Proposal:** Conversion of loft to form habitable space with insertion of roof lights, fenestration alterations and alterations to openings  
**Officer:** Ms Jessica Fuller

**Recommendation:** Granted

6/2023/2467/HOUSE

<b>Context</b>			
<b>Site and Application description</b>	<p>The application property comprises a two-storey semi-detached dwelling located in Eddington Crescent Welwyn Garden City. The property benefits from a modest rear garden, with public open space to its frontage.</p> <p>The application seeks planning permission for the conversion of the loft to form habitable space with insertion of roof lights, fenestration alterations and alterations to openings. Permission was previously granted in 2016 for similar works, with the addition of a single storey rear extension.</p>		
<b>Constraints</b>	<p>SAG - 0 - Distance: 0            UOL - Eddington Crescent (UOL222) - Distance: 0            Wards - Hollybush - Distance: 0            HPGU - Hatfield Woodhall - Distance: 0</p>		
<b>Relevant planning history</b>	<p>Application Number: 6/2016/2302/HOUSE            Decision: Granted            Decision Date: 29 December 2016            Proposal: Erection of single storey rear extension and loft conversion, including insertion of roof lights</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	<p>Site Notice Display Date: 10 January 2024            Site Notice Expiry Date: 31 January 2024            Neighbour notification letters</p>		
<b>Summary of neighbour responses</b>	None received.		
<b>Consultees and responses</b>	The Gardens Trust - no comment.		
<b>Relevant Policies and Guidance</b>			
<b>National Planning Policy Framework</b>			

**The Welwyn Hatfield Borough Council Local Plan 2016-2036:**

- SP1 Delivering Sustainable Development
- SP3 Settlement Strategy and Green Belt Boundaries
- SP9 Place Making and High-Quality Design
- SADM11 Amenity and Layout
- SADM15 Heritage

**Planning Guidance:**

- Supplementary Design Guidance 2005
- Planning Practice Guidance

**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):

The site lies within an Unregistered Historic Park and Garden (Hatfield Woodhall). Unregistered parks and gardens are non-designated heritage assets. Paragraph 203 of the NPPF notes that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Greatest protection is given to those assets which are of highest significance, according to their relative status and importance. Unregistered parks and gardens are of local importance.

Local Plan Policy SADM15 states that proposals that result in harm to the significance of non-designated heritage assets will be resisted unless the need for, and benefits of, the development in that location clearly outweigh that harm, taking account of the asset's significance and importance, and all feasible solutions to avoid and mitigate that harm have been fully implemented. Policy SADM16 of the Local Plan states that proposals will be expected to help conserve and enhance the borough's natural and historic landscape and sit comfortably within the wider landscape setting.

The Gardens Trust have been consulted and have not objected to the proposal.

It is considered that the proposed works would not appear markedly more prominent or intrusive in views from the outside of the application compared to the existing situation. As such, the proposal would preserve the special interest of the non-designated heritage asset and the landscape, in line with the Local and National Policy.

**Would the development reflect the character of the existing dwelling and surrounding area?**

Yes  No

**Comment** (if applicable):

Paragraph 131 of the National Planning Policy Framework (NPPF) clearly advises that the creation of high-quality, beautiful and sustainable 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.

Local Plan Policy SP1 states the need to deliver sustainable development whilst ensuring development is built to high design standards reflecting local character. Policy SP9 emphasises this need to deliver a high-quality design that fosters a positive sense of place, responding to the character and context of the surrounding area. Alterations to buildings should relate well to the

character and proportions of the existing building and its curtilage, the surrounding context, and the street scene in terms of their siting, height, mass, scale, detailed design and materials. Correspondingly, Policy SADM11 states that all proposals will be required to create and protect a good standard of amenity for buildings and external open space.

The application seeks planning permission for the conversion of the loft to form habitable space with insertion of roof lights, fenestration alterations and alterations to openings. The planning history shows planning permission was granted in 2016 for similar works, with the addition of a single storey rear extension. However, since the application was granted, numerous updates have been made to local and national planning policy. It is therefore important to assess this application against up-to-date policy.

Planning permission is generally not required for internal alterations; therefore, this application will assess the impacts the loft conversion will have on the external appearance of the dwelling, namely the addition of new roof lights and a window. The works would involve the installation of a roof light on the front elevation of the application dwelling, two roof lights on the rear elevation, and a small window on the west facing elevation. These changes would not significantly alter the appearance of the dwelling, with views of the alterations limited within the surrounding street scene. It is considered that these minor changes would not have a detrimental impact on the character of the existing dwelling or surrounding area and would be in accordance with local and national policy.

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

Yes  No  N/A

**Comment** (if applicable):

The NPPF and Local Plan Policy SADM11 provide the national and local policy framework for assessing the impact of development on the residential amenity and living conditions of neighbouring properties and aim to ensure adequate amenity for future occupiers of the proposed development. No neighbour representations have been received.

There is potential for the proposed side window to impact neighbouring amenity in terms of overlooking, particularly with regards to number 31 Eddington Crescent as the window would measure approximately 1.4m above floor level and would face towards the rear garden and side elevation of this property. This impact can be overcome by imposing a condition to ensure the window would be obscure glazed and non-opening to protect residential amenity.

With regard to the above, it is considered that the proposal would not create any undue impacts on neighbouring amenity due to the location of the works. Overall, it is considered that the living conditions of the adjoining occupiers would be maintained to an acceptable level in accordance with Policy SADM11 of the Local Plan, the SDG and the NPPF.

**Would the development provide / retain sufficient parking?**

Yes  No  N/A

**Comment** (if applicable):

The conversion of the loft would be used to create a fourth bedroom for the property. It is considered that because the property is located within close proximity to local amenities, and the availability of non-restricted, off-street parking is prevalent, the development would not unduly impact parking arrangements.

**Conclusion**

Subject to the suggested conditions, the proposed development would be in accordance with the relevant national and local planning policies.

**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/building in relation to colour and texture.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

2. The proposed side window hereby approved 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 the Welwyn Hatfield Borough Council Local Plan 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:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
5867-OS1		Location plan	8 December 2023
5867-OS2		Block Plan	8 December 2023
5867-P01	B	Proposed plans and elevations	8 December 2023
5867-E01		Existing plans and elevations	8 December 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](mailto: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](http://www.hertfordshirebc.co.uk)

**Determined By:**

Ms Emily Stainer  
1 February 2024