

**WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL**  
**DELEGATED REPORT**

<b>APPLICATION No:</b>	<b>N6/2008/665/FP</b>
------------------------	-----------------------

**NOTATION:**

The site lies within Welwyn Garden City as designated in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

The application site is located on the north western corner of Sefton Court. The site comprises a two storey residential linked to a three storey block of flats at the end of the cul-de-sac. There is a car park immediately to the north of the site and pathway leading to the rear communal garden of the flats.

**DESCRIPTION OF PROPOSAL:**

Permitted development rights have been removed from the property and as such full planning permission is sought for the erection of a conservatory to the rear of the property.

The application proposes the erection of a rear conservatory measuring 4.3m in depth and 7.6m in width across the rear elevation and 3.5m in height. The conservatory is proposed with a brick wall base and wall to the side elevation alongside the car park.

**PLANNING HISTORY:**

None.

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Policy

PPS1: Delivering sustainable development

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:

SD1 Sustainable Development

GBSP2 - Towns and specified settlements

D1 - Quality of design

D2 - Character and context

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

**CONSULTATIONS**

**TOWN/PARISH COUNCIL COMMENTS:**

None received.

**REPRESENTATIONS**

None. Period expired 1 May 2008.

## **DISCUSSION:**

The main issues are:

- 1. Potential impact on the character and appearance of the site and surrounding area;**
- 2. Potential impact on the amenity of neighbouring properties;**
- 3. Other Material Planning Considerations**

1. The site lies within the new housing development with the immediate area characterised by two and three storey buildings of dwellinghouses and flats. There are limited other rear conservatories visible in the surrounding area.

Policy indicates the importance of new development to be designed to reflect and relate to the character and context of the area and to be subordinate in scale to the existing property. Where possible the development should aim to enhance or improve the character of the area, and as a minimum maintain it. The property has not had any previous extensions but has had permitted development rights removed.

The proposed development would be partially visible from the side and rear with the car park immediately to the side of the dwelling and public footpath beyond this leading around the side and to the rear of the housing site. There is a close boarded fence between the property and the car park and separating the rear garden from the communal garden area of the flats.

The conservatory would be of a simple style and although would span the full width of the dwelling, the depth is proposed to align the conservatory with the rear building line of the flats alongside. Whilst the depth may not generally be seen as appropriate at this depth, given the setting and the presence of the adjoining flats it is not considered that a conservatory in this location proposed to this depth would result in overdevelopment of the site or detriment to the character of the site or surrounding area.

2. In terms of its potential impact on the amenity of adjoining neighbours, this is considered to be limited. It would be sited alongside the flats although by virtue of the layout of properties the conservatory would not protrude to the rear building line of these properties and as such would not result in any harm in terms of any significant loss of privacy or light afforded to the adjoining properties located to the south.
3. None.

## **CONCLUSION:**

The proposed conservatory is of a simple design which would not detract from the architectural merits of the modern property and would be of a size and scale that would not be over bearing on site or be detrimental to the character of the site or surrounding area by virtue of its corner location and setting in relation to the adjoining flats. Given the orientation of the properties, size and location of the conservatory it is not considered that it would result in any loss of light or privacy afforded to the neighbouring property. As a result the proposed conservatory accords with policies

D1 and D2 of the Welwyn Hatfield District Plan 2005 and the requirements of the Supplementary Design Guidance (statement of Council Policy).

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

**CONDITIONS:**

1. C.2.1

Reason: In order to comply with Section 91 of the Town and Country Planning Act (As amended).

2. C.13.1

The development shall not be started and completed other than in accordance with the following approved plans and details Site Location Plan, PCS 01 & PCS 02 received and dated 1 April 2008 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

3. C.5.2

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.

**SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:**

The proposal has been considered against Planning Policy Statement 1 and development plan policies SD1, GBSP2, D1 & D2 of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see Officer's report which can be inspected at these offices).

**INFORMATIVES:**

None.

**DRAWING NUMBERS:**

Site Location Plan & PCS 01 & PCS 02 and date stamped 1 April 2008.

**Signature of author..... Date.....**