

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	N6/2007/1265/FP
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NOTATION:

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

DESCRIPTION OF SITE: Number 12 Rosecroft Lane is a modestly proportioned, single storey, detached residential dwelling with a large rear garden. The property is located on the Western side of the highway.

DESCRIPTION OF PROPOSAL: It is proposed to erect a single storey extension at the rear of the property. The extension would measure 8 metres deep, 7.5 metres wide and 6.8 metres to the pitch of the roof.

PLANNING HISTORY: An application for the erection of a single storey extension at the rear of the property was previously refused on 13/06/2007.

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Welwyn Hatfield District Plan 2005:

SD1 Sustainable Development

GBSP2 - Towns and specified settlements

M14 - Parking standards for new developments

D1 - Quality of design

D2 - Character and context

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, January 2004

CONSULTATIONS: None

TOWN/PARISH COUNCIL COMMENTS: None

REPRESENTATIONS

The application was advertised by means of neighbour notification

DISCUSSION:

The main issues are:

1. Maintaining the character and appearance of the property and surrounding area
2. The impact on the residential amenity of neighbouring properties
3. Maintaining sufficient parking space
4. Other Material Planning Considerations

1.

2.

3.

4.

CONCLUSION:

RECOMMENDATION: APPROVAL WITH CONDITIONS

RECOMMENDATION: REFUSAL AND REASON (S)

RECOMMENDATION: LISTED BUILDING CONSENT WITH CONDITIONS

RECOMMENDATION: GRANT EXPRESS ADVERTISEMENT CONSENT FOR * YEARS

CONDITIONS:

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

Reason for Grant of FP/LB/CA/DT/ (*Approvals only*):

The proposal has been considered against development plan policies (i.e. Hertfordshire Structure Plan Review 1991 - 2011 xxxxxxxxxxxxxxxx & Welwyn Hatfield District Plan 2005 xxxxxxxxxxxxxxxx), 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:

DRAWING NUMBERS:

Site Location Plan XX and date stamped XX

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