

Application Number N6/2014/2022/FP

Description of Development Erection of single storey rear extension

Recommendation Approval with conditions

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

Relevant planning history

None

Consultations

None

Neighbour representations

None received Object Support

Town / Parish representations

None received Object Support No comment/objection

Relevant Policies

NPPF

D1 D2 GBSP1 GBSP2 M14

Others

Main issues

Is the development within a conservation area?

Yes No

Would the significance of the designated heritage asset be conserved or enhanced?

Yes No

Comment: .

Would the development reflect the character of the area?

Yes No N/A

Comment: Both adjoining dwellings have implemented single storey rear extensions. Design and materials are in keeping

Would the development reflect the character of the dwelling?

Yes No N/A

Comment:

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

Yes No N/A

Comment: Both adjoining dwellings have single storey rear extensions

Would the development provide / retain sufficient parking?

Yes No N/A

Comment:

Other issues

An information regarding the Party Wall Act is suggested as the extension is shown to be attached to no. 33.

Conditions

1. C.2.1 – Time Limit
2. C.13.1 – in accordance with plans and details Site Location Plan 1:1250 & 01
3. C.5.2 – Materials to match

REASONS FOR APPROVAL

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 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 Councils website or inspected at these offices).

Informatives

1. INF7 – Party Wall Act

Signature _____

Date _____