

**WELWYN HATFIELD BOROUGH COUNCIL
DIRECTORATE OF STRATEGY AND DEVELOPMENT**

DELEGATED APPLICATION

Application No: 6/2016/2302/HOUSE
Location: 33 Eddington Crescent Welwyn Garden City AL7 4SX
Proposal: Erection of single storey rear extension and loft conversion, including insertion of roof lights
Officer: Mrs S Madyausiku

Recommendation: Granted

6/2016/2302/HOUSE

Context			
Site and Application description	The application site is the left hand side of a pair of semis on a fairly recent development. The proposal seeks permission for the erection of a single storey rear extension and roof light. Planning permission is required as permitted development rights were removed when the properties were constructed.		
Constraints (as defined within WHDP 2005)	UOL - Urban Open Land (Proposals Map Sheet 3) Wards - Hollybush		
Relevant planning history	None		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 24 November 2016 Site Notice Expiry Date: 15 December 2016		
Summary of neighbour responses	None		
Consultees and responses	1. Councillor Nick Pace 2. Councillor Lynn Chesterman 3. Councillor Margaret Birleson		
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 Others SDG, SPG and Council's Interim Policy for Car Parking Standards			
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 conserved or enhanced?			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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 building?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Comment (if applicable):
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Comment (if applicable):
Would the development provide / retain sufficient parking?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Comment (if applicable):
Any other issues
Conclusion
The proposal complies with relevant plan policies. It would be of a sufficient design quality and would respect and relate to the character and appearance of the area. There would be no detrimental impact to neighbour amenity and an adequate provision of parking would be provided that would not unduly impact on highway safety.

Conditions:

1. The development/works shall not be started and completed other than in accordance with the approved plans and details:

4001-OS1 & 4001-OS2 & 4001-P01 & 4001-E01 received 3 November 2016

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

2. The brickwork, roof tile, bond, mortar, 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 National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

1. POSITIVE AND PROACTIVE STATEMENT

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 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 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.

Determined By:

Ms F Nwanze
29 December 2016