

**WELWYN HATFIELD BOROUGH COUNCIL  
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

**DELEGATED APPLICATION**

**Application No:** 6/2017/0363/HOUSE  
**Location:** 111 Eddington Crescent, Welwyn Garden City, AL7 4SX  
**Proposal:** Erection of a single storey side and rear extension and partial conversion of garage.  
**Officer:** Mr D Elmore

**Recommendation:** Granted

6/2017/0363/HOUSE

<b>Context</b>			
<b>Site and Application description</b>	<p>The application site comprises a two storey semi-detached dwelling contained within an average sized linear plot.</p> <p>The site is located within an established residential development and bounded to the south by Metropolitan Green Belt.</p> <p>Planning permission is sought for the erection of a single storey side and rear extension and partial conversion of garage.</p>		
<b>Constraints (as defined within WHDP 2005)</b>	Wards - Hollybush		
<b>Relevant planning history</b>	<p>Application Number: N6/2004/1483/DE      Decision: Approval Subject to s106            Decision Date: 06 May 2005</p> <p>Proposal: RESERVED MATTERS APPLICATION FOLLOWING OUTLINE PERMISSION C6/0482/1988/OP, FOR THE ERECTION OF 309 HOUSES AND FLATS, ACCESS ROADS, GARAGES AND PARKING COURTYARDS</p> <p>Application Number: C6/1988/0482/OP      Decision: Approval Subject to s106            Decision Date: 29 September 2003</p> <p>Proposal: Site for residential development on site of squash club and former secondary school</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Ward Councillors and relevant neighbours notified in writing		
<b>Summary of neighbour responses</b>	No responses		
<b>Consultees and responses</b>	1. Councillor Nick Pace – No response 2. Councillor Lynn Chesterman – No response		

	3. Councillor Margaret Birleson – No response
<b>Relevant Policies</b>	
<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, Supplementary Planning Guidance – Parking Standards, Interim Policy for Car Parking Standards and Garage Sizes	
<b>Main Issues</b>	
<b>Is the development within a conservation area?</b>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Would the significance of the designated heritage asset be conserved or enhanced?</b>	
<input type="checkbox"/> Yes <input type="checkbox"/> No <b>Comment:</b> N/A	
<b>Would the development reflect the character of the area?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Would the development reflect the character of the dwelling?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Comment:</b> The proposed extension would feature a mono-pitch roof and measure 4 metres in depth, 2.8 metres to the eaves and 3.6 metres in height. It would extend 5.4 metres in width and be set in from the shared boundary with the adjoining neighbour by approximately 0.1 metres.  It is considered that this extension, through its single storey construction, scale and design would reflect the design and character of the dwelling and be subordinate in scale. This is subject to the external materials matching that of the dwelling and, in the event of a grant of planning permission, this can be secured through suitable planning condition.  This proposed extension would attach onto the existing detached garage which is also subject to habitable conversion under this application. This attachment would tie in neatly with the roof form of the garage and is thus considered acceptable in this regard.  The 4 metres depth of the proposed extension would result in a notable reduction in the footprint of the rear garden. It is however considered that the size of the rear garden would not be severely diminished nor would the extension reduce the space around the dwelling to such an extent that the dwelling would look cramped on its site.	
<b>Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Would the development provide / retain sufficient parking?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Comment:</b> The proposed would result in the loss of an existing garage to habitable space. It is however noted that this garage is too small to be an effective form of storage for a modern vehicle. This is in line with current Government Guidance regarding garage sizes. Furthermore, the front and side access of the site can easily serve the parking of 2 cars. This is also in line with the Councils Parking Guidance.	
<b>Any other issues</b>	None
<b>Conclusion</b>	
Subject to the suggested planning condition, the proposed development complies with relevant local and national planning policy.	

**Conditions:**

1. 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.

**DRAWING NUMBERS**

2. 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>
4073-OS2		Block Plan	27 February 2017
4073-E01		Existing Floor Plans & Elevations	27 February 2017
4073-P01	B	Proposed Floor Plans & Elevations	27 February 2017
4073-OS1		Site Location Plan	27 February 2017

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 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.

**Determined By:**

Mrs S Smith  
26 April 2017