

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

DELEGATED APPLICATION

Application No: 6/2017/1996/HOUSE
Location: 67 Pine Grove Brookmans Park Hatfield AL9 7BL
Proposal: Erection of a part two, part first floor rear extension. Insertion of flank elevation windows.
Officer: Ms L Sahlke

Recommendation: Granted

6/2017/1996/HOUSE

Context	
Site and Application description	<p>The application property is a detached two storey dwelling located on a generous plot. The property has face brickwork external walls and a pitched hip end roof covered with plain clay tiles. A single storey extension exists at the rear with a pitched hip ended roof. A traditional conservatory also exists in the centre of the rear elevation. The site boundary closest to the proposed extension is defined by 1.2 m high chain link fencing but mature shrubs form a 2m high screen. Sufficient parking exists for at least four cars.</p> <p>The proposal is for a part single storey, part first floor rear extension with the insertion of flank elevation windows.</p>
Constraints (as defined within WHDP 2005)	<p>GB - Greenbelt - Distance: 0</p> <p>PAR - PARISH (NORTH MYMMS) - Distance: 0</p> <p>Wards - Brookmans Park & Little Heath - Distance: 0</p> <p>FM00 - Flood Zone Surface Water 1000mm (7618302) - Distance: 0</p> <p>HEN - No known habitats present (high priority for habitat creation) - Distance: 0</p> <p>SAGB - Sand and Gravel Belt - Distance: 0</p>
Relevant planning history	<p>Planning</p> <p>Application Number: E6/1968/1533/ Decision: Granted Decision Date: 17 September 1968</p> <p>Proposal: Ground floor extension.</p> <p>Application Number: S6/1995/0421/FP Decision: Granted Decision Date: 15 August 1995</p> <p>Proposal: Erection of rear conservatory</p> <p>Application Number: S6/2004/1258/FP Decision: Granted Decision Date: 07 October 2004</p>

	Proposal: ERECTION OF TWO STOREY REAR EXTENSION		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	None		
Summary of neighbour responses	None		
Consultees and responses	North Mymms Parish Council - Sue Chudleigh No Comment. Councillor Stephen Boulton – No comments received. Councillor John Dean – No comments received. Councillor Jonathan Boulton – No comments received.		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input type="checkbox"/> GBSP2 <input checked="" type="checkbox"/> M14 Others			
Main Issues			
Design (form, size, scale, siting) and Character (appearance within the streetscene)	<p>The proposed part single, part first floor rear extension is proposed to occupy under half the rear elevation to this property and the proposed rearward projection is relatively modest in relation to the main dwelling. Also the ridge of the roof would be set below that of the main dwelling and therefore it would be clearly articulated from the existing dwelling. As a result, the proposal would appear as being a reasonably subordinate addition to the main dwelling site, ensuring that the main dwelling character would be retained, particularly within the main street scene.</p> <p>Furthermore, the proposed extension maintains a significant level of separation with both boundary lines.</p> <p>The proposed part single, part first floor rear extension is considered to respect the character and appearance of the host dwelling and wider streetscene. Therefore is in accordance with the provisions of the National Planning Policy Framework 2012. Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Policies SP9 and SADM11 of the Draft Local Plan Proposed Submission 2016 and Welwyn Hatfield District Plan Supplementary Design Guidance 2005.</p>		
Impact on neighbours	<p>Due to the large plot size and retained level of separation between neighbouring properties, the proposal is not considered to result in a loss of outlook, daylight or sunlight.</p> <p>It is recommended that to protect the privacy between the host building and neighbouring properties, that the proposed flank windows facing 63 and 65 Pine Grove are obscurely glazed and non-opening below a height of 1.7 metres when measured internally.</p> <p>Overall, it is considered that the living conditions of the adjoining occupiers are maintained to an acceptable level in accordance with the provisions of the National Planning Policy Framework 2012. Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Policies SP9 and SADM11 of the Draft Local Plan Proposed Submission 2016 and Welwyn Hatfield District Plan Supplementary</p>		

	Design Guidance 2005.
Access, car parking and highway considerations	<p>There are no increase in the number of bedrooms created and there is sufficient off-street car parking space on the existing driveway.</p> <p>The proposed development is therefore considered acceptable in regards to the provisions of the National Planning Policy Framework 2012, Policy M14 of the District Plan 2005, Policies SP4 and SADM2 of the Draft Local Plan Proposed Submission 2016, Interim Policy for Car Parking Standards and Garage Sizes 2014 and Parking Standards 2005.</p>
Conclusion	
<p>The proposed development would be acceptable in regards to residential and visual amenity. The proposal has acceptable car parking provision. The proposal is therefore acceptable to the provisions of the National Planning Policy Framework 2012, Policies D1, D2, and M14 of the Welwyn Hatfield District Plan 2005, Policies SP4, SP9, SADM2 and SADM11 of the Draft Local Plan Proposed Submission 2016, Interim Policy for Car Parking Standards and Garage Sizes 2014, Parking Standards 2005 and Welwyn Hatfield District Plan Supplementary Design Guidance 2005.</p>	

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.

2. The proposed flank elevation windows shall be obscurely glazed and non-opening below a height of 1.7 metres when measured from the internal floor level.

Reason: To protect the privacy of neighbouring properties. In accordance with the National Planning Policy Framework 2012, Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Policy SADM 11 of Draft Local Plan Proposed Submission 2016 and Supplementary Design Guidance 2005.

DRAWING NUMBERS

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

Plan Number	Revision Number	Details	Received Date
170_01		Ground Floor Plan as Existing	5 September 2017
170_02		First Floor Plan as Existing	5 September 2017
170_03		Roof Plan As Existing	5 September 2017
170_04		Rear and Flank Elevations as Existing	5 September 2017
170_05		Ground Floor Plan As Proposed	5 September 2017
170_06		First Floor Plan as Proposed	5 September 2017
170_07		Roof Plan as Proposed	5 September 2017
170_08		Rear and Flank Elevations as Proposed	5 September 2017

170_09	Site Plan as Existing and Proposed	5 September 2017
170_00	Site Location	5 September 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:

Mr C Carter
29 September 2017