

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

DELEGATED APPLICATION

Application No: 6/2017/2291/HOUSE
Location: 56 Eddington Crescent Welwyn Garden City AL7 4SQ
Proposal: Erection of single storey rear extension.
Officer: Mrs Kerrie Charles

Recommendation: Granted

6/2017/2291/HOUSE

Context			
Site and Application description	<p>No.56 Eddington Crescent is a two storey mid terrace dwelling. The garage is located to the rear of the property.</p> <p>This application seeks permission for a single storey rear lean to extension. The extension will be 3m in depth, 7.8m in width and 3.6m in height. The roof will be mono-pitched with three rooflights.</p>		
Constraints (as defined within WHDP 2005)	Wards - Hollybush		
Relevant planning history	None		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	None		
Summary of neighbour responses	None received		
Consultees and responses	None 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 type="checkbox"/> M14 <input checked="" type="checkbox"/> Supplementary Design Guidance <input type="checkbox"/> Supplementary Parking Guidance <input type="checkbox"/> Interim Policy for car parking and garage sizes Others			
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?			

Yes No

Comment (if applicable):

Policy D1 requires the standard of design in all new development to be of a high quality and Policy D2 requires all new development to respect and relate to the character and context of the area in which it is proposed. It notes that development proposals should as a minimum maintain, and where possible, should enhance or improve the character of the existing area. Policy GBSP2 requires that 'within specified settlements development will be limited to that which is compatible with the maintenance and enhancement of their character'. The Welwyn Hatfield District Plan Supplementary Design Guidance (SDG) supplements the policies contained in the District Plan.

The application seeks planning permission for the erection of single storey rear extension.

The proposed extension would be located to the rear of the host dwelling, and would not be visible within the streetscene. Furthermore the size and design would not be an over prominent feature being single storey extension and as such would not be a detrimental feature within the streetscene.

The proposed extension being single storey would not appear at odds, and would be subordinate to the host dwelling. The proposed materials are to match the existing dwelling so it is considered that the design would relate well to the host dwelling and it follows that there is no conflict with Policies GBSP2, D1 and D2 of the adopted Welwyn Hatfield District Plan 2005 insofar as these seek to ensure that development is designed to a high quality, respects local character and context and is compatible with the character of Welwyn Garden City. The proposal further complies with the National Planning Policy Framework in terms of design.

Would the development reflect the character of the dwelling?

Yes No N/A

Comment (if applicable):

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

Yes No N/A

Comment (if applicable) Policies D1 and the Supplementary Design Guidance aim to preserve neighbouring amenity. Furthermore, guidance in paragraph 17 of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupiers of land and buildings. With regard to the impact on the amenity of adjoining neighbours, Policy D1 and the SDG states that any extension should not cause loss of light or appear unduly dominant from an adjoining property and should not result in undue overlooking of a neighbouring property or result in a loss of privacy.

No neighbour representations have been received.

The neighbouring properties that the development would likely effect would be No.54 Eddington Crescent and No.2 St Josephs Green.

This property is attached to the host dwelling. It is not considered that the proposed development being single storey would result in a detrimental impact on the residential amenity of this neighbouring occupier in terms of loss of light, appearing unduly dominant or result in an impact on privacy.

Overall, it is considered that the living conditions of the adjoining occupiers are maintained to an acceptable level in accordance Policy D1 Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

Any other issues	N/A
Conclusion	
The proposed development would have an acceptable impact on the character and appearance of the existing property, its site and the surrounding area and the proposal would not result in any significantly detrimental impacts on the living conditions of neighbouring occupiers. The proposal is therefore acceptable and is in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guide and the National Planning Policy Framework.	

DRAWING NUMBERS

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
02		Proposed Floor Plans and Elevation	5 October 2017
01	A	Site Location Plan, Block Plan and Existing Plans	9 October 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).

Determined By:

Mr Michael Robinson
4 December 2017