

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

DELEGATED APPLICATION

Application No: 6/2019/1025/HOUSE
Location: 23 Lemsford Lane Welwyn Garden City AL8 6YN
Proposal: Erection of a single storey rear extension including two roof lights
Officer: Mrs Kerrie Charles

Recommendation: Granted

6/2019/1025/HOUSE

Context			
Site and Application description	No.23 Lemsford Lane is an end of terrace dwelling. The proposal is for a single storey rear extension, 2.4m in height, 4.2m deep and protrudes a further 1.5m to include a new porch on the rear.		
Constraints (as defined within WHDP 2005)	EM - Estate Management - Distance: 0 LCA - Landscape Character Area (Welwyn Fringes) - Distance: 0 Wards - Handside - Distance: 0		
Relevant planning history	Planning Application Number: N6/1978/0071/ Decision: Granted Decision Date: 20 March 1978 Proposal: Detached garage Application Number: N6/2004/1403/FP Decision: Refused Decision Date: 11 November 2004 Proposal: Erection of two storey side extension		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Press Advert Display Date: 15 May 2019 Press Advert Expiry Date: 30 May 2019 The application was advised in the press, however the site is outside the Conservation Area, therefore a site notice was not displayed.		
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 within approximately 20m of the conservation area	
Would the development reflect the character of the area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment (if applicable): 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 the extension would be slightly visible within the streetscene due being located on a corner plot. However, the size and design would not be overly prominent being a single storey extension and it would be well screened by existing boundary treatment and as such would not be a detrimental feature within the streetscene. The proposed extension being single storey would not appear at odds with and would be subordinate to the host dwelling. The proposed materials are to match the existing dwelling so on balance, 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?	
<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): The extension will project 1.5m metres from the neighbouring properties rear boundary wall but being single storey is not considered to impact on the adjoining neighbouring properties amenity in terms of loss of light, privacy or outlook.	
Would the development provide / retain sufficient parking?	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment (if applicable): There would be no impact.	
Any other issues	No trees would be removed during development.
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.	

Conditions:

1. The brickwork, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension must match the existing dwelling in relation to colour and texture.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.

DRAWING NUMBERS

2. 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
13643-P001-B		Proposed Plans and Elevations	29 April 2019
13643-S001-1st		Existing Plans and Elevations and Location Plan	29 April 2019

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 paragraph 38 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. The applicant is advised to take account the provisions of The Party Wall Act 1996 insofar as the carrying out of development affecting or in close proximity to a shared boundary.
2. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.
3. 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 Michael Robinson
18 June 2019