

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

**DELEGATED APPLICATION**

**Application No:** 6/2019/2921/HOUSE  
**Location:** 78 Eddington Crescent Welwyn Garden City AL7 4SQ  
**Proposal:** Retention of single storey rear extension  
**Officer:** Ms Emily Stainer

**Recommendation:** Granted

6/2019/2921/HOUSE

<b>Context</b>			
<b>Site and Application description</b>	<p>The application property is a three storey end terrace dwelling with a shared garage.</p> <p>Permission is sought retrospectively for the retention of a single storey rear extension. Condition 5 of planning permission referenced C6/1988/0482/OP removed the right to extend the dwelling under the provisions of Part 1 and Part 2, Class A of Schedule 2 of the Town and Country Planning General Development Order 1988, or any order revoking or re-enacting that order. This was to ensure continuity of development practice in Welwyn Garden City. Therefore, the proposed extension cannot be built under permitted development and requires planning permission.</p>		
<b>Constraints (as defined within WHDP 2005)</b>	<p>GB - Greenbelt - Distance: 39.49</p> <p>ROW - FOOTPATH (WELWYN GARDEN CITY 067) - Distance: 42.96</p> <p>Wards - Hollybush - Distance: 0</p> <p>HPGU - Hatfield Woodhall - Distance: 0</p>		
<b>Relevant planning history</b>	<p>Application Number: C6/1988/0482/OP            Decision: Granted            Decision Date: 29 July 1988            Proposal: Site for residential development on site of Squash Club and former secondary school at land adjacent to Chequersfield, Welwyn Garden</p> <p>Application Number: N6/2004/1483/DE            Decision: Approval Subject to s106            Decision Date: 06 May 2005            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>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Site Notice Display Date: 4 December 2019		

	Site Notice Expiry Date: 27 December 2019
<b>Summary of neighbour responses</b>	None
<b>Consultees and responses</b>	None
<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 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	
<u>Draft Local Plan Proposed Submission August 2016:</u> SP1 Delivering Sustainable Development SP9 Place Making and High Quality Design SADM11 Amenity and Layout	
<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 preserved or enhanced?</b>	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Comment</b> (if applicable):	
<b>Would the development reflect the character of the area?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Comment</b> (if applicable):	
<p>The proposed single storey rear extension extends across the majority of the width of the host dwelling and projects by approximately 2.9 metres from the rear wall. Given the modest size of the extension, it remains subordinate to the main building. It does not adversely affect the character and appearance of either the subject building or the surrounding street scene as it is not unduly visible from the road. Given the location of this site on a modern housing estate, a pitched roof to the extension is considered acceptable. It is therefore considered the proposal is in accordance with Policies D1 and D2, the Council's Supplementary Design Guide and the NPPF, and should be approved.</p>	
<b>Would the development reflect the character of the dwelling?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Comment</b> (if applicable): See above.	
<b>Would the development maintain the amenity of adjoining occupiers?</b> (e.g. privacy, outlook, light etc.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Comment</b> (if applicable):	
<p>Given the limited scale and size of the proposed rear extension it is considered that the proposal maintains the amenity of adjoining neighbouring properties.</p>	
<b>Would the development provide / retain sufficient parking?</b>	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Comment</b> (if applicable):	
<b>Conclusion</b>	

The proposed development would accord with relevant local and national planning policies.

## DRAWING NUMBERS

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>
002		Existing and Proposed Floor Plans	20 November 2019
001		Existing and Proposed Elevations	20 November 2019
Location Plan		Location Plan	20 November 2019
Block Plan		Block Plan	20 November 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. 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 or legal interest (easements or wayleaves) 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:**

Mr William Myers  
8 January 2020