

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

DELEGATED APPLICATION

Application No: 6/2019/2953/HOUSE
Location: 67 Eddington Crescent Welwyn Garden City AL7 4SX
Proposal: Erection of a single storey side extension
Officer: Mr Tom Gabriel

Recommendation: Granted

6/2019/2953/HOUSE

Context			
Site and Application description	<p>The application site comprises an end of terrace dwelling in a large plot.</p> <p>The application is for the erection of a single storey side extension.</p> <p>Following the receipt of amended plans during the course of the application, the proposal has been amended to 3.5m deep on the boundary with the neighbouring dwelling at 69 Edington Crescent (as originally proposed) but with a dual pitched roof with a parapet wall 2.7m high each side rather than with a mono-pitch sloping roof up rising to meet the dwelling at 3.5m high.</p>		
Constraints (as defined within WHDP 2005)	<p>GB - Greenbelt - Distance: 21.72</p> <p>ROW - FOOTPATH (WELWYN GARDEN CITY 067) - Distance: 25.3</p> <p>UOL - Urban Open Land (Proposals Map Sheet 3) - Distance: 0</p> <p>Wards - Hollybush - Distance: 0</p> <p>HPGU - Hatfield Woodhall - Distance: 0</p>		
Relevant planning history	<p>Application Number: N6/2004/1483/DE</p> <p>Decision: Approval Subject to s106</p> <p>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>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	<p>Site Notice Display Date: 5 December 2019</p> <p>Site Notice Expiry Date: 28 December 2019</p>		
Summary of neighbour responses	None received.		
Consultees and responses	The Gardens Trust – No comment.		
Relevant Policies			

NPPF
 D1 D2 GBSP1 GBSP2 M14
 Supplementary Design Guidance Supplementary Parking Guidance Interim Policy for car parking and garage sizes
 Others

Welwyn Hatfield Draft Local Plan 2016
 SP9
 SADM16

Main Issues

Is the development within a conservation area?

Yes No

Would the significance of the designated heritage asset be preserved or enhanced?

Yes No N/A

Comment (if applicable):

Would the development reflect the character of the area?

Yes No

Comment (if applicable):

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): Though the extension would be 3.5m deep on the boundary with 69 Eddington Crescent and would project to the rear of this dwelling by 5.3m in total given the step between the dwellings, as the extension would be 2.7m high on the boundary with 69, it would, on balance, have an acceptable impact upon the outlook and amenities of the occupiers of that dwelling. Sited to the north east of 69, the proposed development would not have an adverse overshadowing impact for 69.

No comments have been received from any near neighbour.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

Conclusion

The proposed extension would reflect the character of the dwelling and would, on balance, have an acceptable impact on the amenities of the neighbouring occupiers at 69 Eddington Crescent. Harm to highway safety would not arise from the proposal.

The application is therefore recommended for approval.

Conditions:

1. The brickwork, roof tile, bond, mortar, windows, 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 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
195_PL02		Existing Floor Plans and Roof Plan	25 November 2019
195_PL05	B	Proposed Floor Plans and Roof Plan	16 January 2020
195_PL04		Proposed Site Plans	25 November 2019
195_PL06	A	Proposed Elevations	16 January 2020
195_PL03		Existing Elevations	25 November 2019
195_PL01		Location and Block Plans	25 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 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.

Determined By:

Mr Michael Robinson
20 January 2020