

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

**DELEGATED APPLICATION**

**Application No:** 6/2021/0592/HOUSE  
**Location:** 111 Eddington Crescent Welwyn Garden City AL7 4SX  
**Proposal:** Erection of a loft conversion  
**Officer:** Ms Kelsey Collins

**Recommendation:** Granted

6/2021/0592/HOUSE

<b>Context</b>	
<b>Site and Application description</b>	<p>The application site comprises a two storey semi-detached dwelling contained within an average sized linear plot.</p> <p>Eddington Crescent is a narrow road with no parking restrictions. However on observation there is pressure on on-street car parking spaces during the day throughout the estate.</p> <p>The site is located within an established residential development and bounded to the south by Metropolitan Green Belt. Planning permission is sought for the erection of a rear dormer window and rooflight to the front.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<p>GB - Greenbelt - Distance: 0.83            ROW - FOOTPATH (WELWYN GARDEN CITY 067) - Distance: 4.25            Wards - Hollybush - Distance: 0            HPGU - Hatfield Woodhall - Distance: 0            HHAA - Hatfield Heritage Assessment Area(Green Corridor) - Distance: 0</p>
<b>Relevant planning history</b>	<p>Application Number: 6/2017/0363/HOUSE            Decision: Granted            Decision Date: 26 April 2017            Proposal: Erection of a single storey side and rear extension and partial conversion of garage.</p> <p>Application Number: 6/2019/0728/HOUSE            Decision: Refused            Decision Date: 21 May 2019            Proposal: Installation of a dormer window to facilitate a loft conversion</p> <p>Application Number: 6/2019/1417/HOUSE            Decision: Granted            Decision Date: 05 August 2019            Proposal: Installation of rear dormer window/balcony to facilitate loft conversion</p> <p>Application Number: 6/2020/3229/LAWP            Decision: Refused            Decision Date: 25 January 2021            Proposal: Lawful development certificate for the creation of a loft conversion with installation of 2 x front velux windows</p>

<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 1	Other: 0
<b>Publicity</b>	Site Notice Display Date: 12 April 2021 Site Notice Expiry Date: 4 May 2021 Neighbour letters		
<b>Summary of neighbour responses</b>	One objection received  Parking in the street is already stretched beyond safe limits. By adding an extra bedroom this will increase the property size and requirement for additional vehicles.		
<b>Consultees and responses</b>	The Gardens Trust - do not wish to comment.		
<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 checked="" type="checkbox"/> M14 <input checked="" type="checkbox"/> Supplementary Design Guidance <input checked="" type="checkbox"/> Supplementary Parking Guidance <input checked="" type="checkbox"/> Interim Policy for car parking and garage sizes Others			
<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 (if applicable):</b>			
<b>Would the development reflect the character of the area?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Comment (if applicable):</b>			
<p>The previous application 6/2019/1417/HOUSE granted a flat roof dormer with full length windows, of a similar size to the current application.</p> <p>The proposed dormer has been amended from a pitched roof that came of the ridge to a flat roof set down from the ridge with a Juliet balcony. It is considered the revised design, would appear subservient to the roof of the dwelling and would respect the character and appearance of the dwelling, and surrounding area. The proposal would be contained within the roof slope and would be in matching materials to the host dwelling Furthermore, given its siting to the rear of the property it would not be highly visible from public view, within the street scene.</p> <p>In addition, the proposed rooflight would be modest in scale and would respect the character and appearance of the dwelling and surrounding area.</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 (if applicable):</b> See above			
<b>Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
<b>Comment (if applicable):</b>			

It is acknowledged that the dormer proposed would result in an additional impact and some overlooking towards No.113 Eddington Crescent rear amenity space. However, while it is noted that no objections have been received in relation to overlooking or loss of privacy, it is also noted that the extent of overlooking would be consistent with a neighbouring relationship generally expected between residential properties and would be to some extent comparable to the views from the existing first floor windows. It is therefore not considered that the scope of additional overlooking would be sufficient to be considered unacceptably harmful to the privacy of the occupants of No. 113.

For the above reasons, it is considered that while the erection of a rear dormer window would increase the impact upon this neighbour's amenity, it is not considered that this would result in such an additional impact upon the amenities of any neighbouring occupiers in respect of privacy and outlook impacts to warrant the refusal of the application.

**Would the development provide / retain sufficient parking?**

Yes  No  N/A

**Comment** (if applicable):

Policy M14 of the District Plan 2005 and the Parking Standards SPG use maximum standards and are not consistent with the NPPF. Nevertheless the Council has adopted an interim Policy for Car Parking and Garage Sizes which identifies the car parking standards set out in the SPG Parking Standards as guidelines rather than maximums. Applications are determined on a case by case basis taking into account of the relevant circumstances of the proposal, its size context and its wider surroundings. The onus is on the applicant to demonstrate through submitted information that the level of car parking is appropriate.

The property once extended would be a 3 bedroom property. Therefore, 3 on site car parking spaces are required. However, only two parking spaces are available on site. While there is a short fall in parking and it is noted that a neighbour objection was received in relation to parking conditions within the area. The previous application for the rear dormer 6/2019/1417/HOUSE was approved and it was noted within this application that the neighbouring property No.107 Eddington Crescent application 6/2019/0396/HOUSE was approved with a shortfall in parking as it was found on balance that the level of harm would not justify the warrant of refusal of planning permission in that case for inadequate on-site car parking.

Therefore based on previous applications and the neighbouring permission for No. 107, it is considered that the proposal would comply with Policies D1 and M14 of the District Plan 2005, the Supplementary Design Guidance 2005, the Supplementary Planning Guidance on Parking Standards 2004 and the National Planning Policy Framework 2019.

**Conclusion**

Subject to conditions, the proposal would meet the provisions of both local and national planning policy. The proposed rear dormer window and rooflight would sufficiently preserve and relate to the character, appearance of the existing dwellinghouse and surrounding area and would not have any significantly adverse impacts on the residential amenity of neighbouring dwellings.

Based on the recent planning permission for the property under LPA 6/2019/1417/HOUSE and the one given for No.107 under LPA ref 6/2019/0396/HOUSE, it is considered that no objections are raised with regard to parking. Accordingly, the proposed development is therefore considered to comply with Policies D1, D2 and M14 of the Welwyn Hatfield District Plan 2005 and the NPPF.

**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:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
EC-R00-EX-101	1	Location Plan	24 February 2021
EC-R00-EX-102		Existing Floor Plans	24 February 2021
EC-R00-EX-103		Existing Elevations	24 February 2021
EC-R00-PR-101		Block Plan	1 March 2021
EC-R00-PR-104		Roof Plan and Section	10 May 2021
EC-R00-PR-102		Proposed Floor Plans	10 May 2021
Ec-R00-PR-103		Proposed Elevations	10 May 2021

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. 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. 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.
4. In addition, and separate to your planning permission, for the majority of schemes, you are required by law to appoint a building regulator who will inspect your property at various stages during the course of your building project. This is to ensure it is compliant with the Building Regulations and the Building Act 1984.

The checks the building regulator will carry out include, but are not limited to, the structure, foundations, fire precautions and escape routes, electrical and plumbing compliance and other issues such as drainage and insulation. The objective of these checks is to ensure that your building is safe to live in, accessible and environmentally sustainable.

Once all build stages are checked and the works are finished, a Completion Certificate is issued confirming that these objectives have been met. You will also need the Completion Certificate, should you sell the property, as it will confirm to future owners that the work has been carried out in compliance with the Regulations.

As the owner of the property, you are responsible for Building Regulations compliance so we would urge you to decide which regulator to use, as opposed to leaving your builder or architect to make the choice. This is so that you can be sure the building regulator is truly independent and working to protect you from any breach or omission during the works.

Hertfordshire Building Control Limited are a Company wholly owned by eight local authorities in Hertfordshire including Welwyn Hatfield Borough Council. Please contact them on 01438 879990 or at [buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk) to discuss the process and all that is involved. Or alternatively refer to the Homeowner Information section on their website at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk)

**Determined By:**

Mrs Sarah Smith  
12 May 2021