

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

DELEGATED APPLICATION

Application No: 6/2021/2362/HOUSE
Location: 31 Lemsford Lane Welwyn Garden City AL8 6YN
Proposal: Erection of two storey side extension and single storey side/rear extension.
Officer: Mr Raymond Lee

Recommendation: Granted

6/2021/2362/HOUSE

Context			
Site and Application description	<p>The application site comprises of a two storey semi-detached property that was constructed in the 1950's. The property is located within an established residential area of Welwyn Garden City. The property currently benefits from a landscaped frontage with driveway to the side and generous rear garden.</p> <p>The application seeks planning permission for the erection of a two storey side extension and single storey side/rear extension.</p> <p>It is noted that a separate planning application has been submitted under 6/2021/2361/HOUSE for a very similar scheme and is currently also under consideration. The differences mainly lie in the width of the proposed single storey extension to the rear. The scheme proposed in this application seeks to join the rear extension onto the proposed two storey element of the scheme. The proposals would be assessed on their individual merits.</p>		
Constraints (as defined within WHDP 2005)	<p>AAS - Area of Archaeological Significance Area of Archaeological Significance : AAS25 - Distance: 18.2 EM - Estate Management - Distance: 0 GB - Greenbelt - Distance: 11.73 LCA - Landscape Character Area (Welwyn Fringes) - Distance: 0 PAR - PARISH (HATFIELD) - Distance: 63.21 Wards - Handside - Distance: 0 ALLT - Lemsford Lane Allotment Garden - Distance: 0</p>		
Relevant planning history	None.		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour notification letters.		
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 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	
<u>Draft Local Plan Proposed Submission August 2016</u> SP9 Place Making and High Quality Design SADM11 Amenity and Layout SADM12 Parking, Servicing and Refuse	
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 preserved or enhanced?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
Comment (if applicable): N/A	
Would the development reflect the character of the area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Comment (if applicable):	
<p>Local Plan Policies D1 and D2 aim to ensure a high quality of design and to ensure that development respects and relates to the character and context of the locality, maintaining and where possible enhancing the character of the existing area. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG) which requires the impact of a development to be assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing building and area. These objectives are broadly consistent with the Council's Emerging Local Plan 2016 and the aims of the NPPF which considers that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve.</p> <p>The proposal would involve a side extension which continues the ridge height of the existing property and extends the full depth of the dwelling. It would increase the bulk of the dwelling at two storey level at the side which would be visible from the streetscene. While the extension would not be insubstantial in scale and is not set back from the principal elevation nor set down from the ridge height, it has been designed in a manner which respects and relates to the existing property and others of the same style given that it is to utilise a matching roof form. Furthermore, the proposed width of the extension is not considered excessive in comparison to the host property. The fenestration detailing in regard to size, style and positioning on the elevations is also acceptable and the materials would match the existing dwelling which can be secured via condition. In terms of spacing, paragraph 5.2 (v) of the Supplementary Design Guidance (SDG) requires side extensions to be 1 metre off the boundary at first floor in order to prevent a terracing effect in a street normally characterised by spaces between the houses. In this case, the property is located on a corner plot that adjoins the rear gardens of Nos. 23-29 Lemsford Lane to the side. Although the extension would be visible within the streetscene, the proposed extension would not result in a loss of spacing between buildings at first floor level. Therefore it is considered that the proposal would have an acceptable level of impact upon the character of the area.</p> <p>The proposed rear extension would be single storey in height and would span the entire width of the property and join onto the proposed two storey part of the application. This extension would add considerable bulk to the rear of the property however its depth would be no greater than the existing outshot it replaces. It has also been designed with a low flat roof to appear sympathetic the overall appearance of the main property. Being single storey in height and discretely located to behind</p>	

existing built form, this part of the scheme would have minimal impact upon the street scene.

On balance, the impact upon the character and appearance of the dwelling and the street scene would be acceptable, in compliance with Policies D1 and D2 of the District Plan and Policy SP9 of the emerging Local Plan.

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):

Policy D1 and the Supplementary Design Guidance (SDG 2005) provide the local policy framework for assessing the impact of development on the residential amenity and living conditions of neighbouring properties and aim to ensure adequate amenity for future occupiers of the proposed development. This is assessed in terms of day and sun light, overbearing impact and overlooking/loss of privacy.

As a result of the scale, siting and proximity to the neighbouring dwellings, the proposed extensions will not result in loss of light or outlook to nearby properties. In terms of privacy, views from the proposed side facing ground floor windows would be obscured by the existing boundary treatments at the neighbouring properties and the proposed windows to the front and rear will offer views similar to those from the existing openings. Therefore the impact upon neighbour privacy arising from the development will be minimal. It is noted that none of the adjoining properties have objected to the application.

Overall, it is considered that the living conditions of the adjoining occupiers are maintained to an acceptable level in accordance Policy D1.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

Conclusion

Having regard to all of the above, subject to the suggested condition, the proposed development would have an acceptable impact on the character and appearance of the existing property and streetscene. The proposal would also 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, roof tile, bond, mortar, windows, detailing, guttering, soffits and other external decorations of the approved extensions 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.

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
DLW02		Site Location Plan	10 August 2021
DLW01	A	Existing And Proposed Plans	10 August 2021
DLW03	A	Proposed Block Plan	10 August 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. 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.
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. 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.
5. You are advised that whilst Planning Permission/Consent has been granted for the proposed development, Estate Management Consent is also required. You are advised to not commence with the development hereby approved until that Consent is sought and granted.

6. 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 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

Determined By:

Mr William Myers
7 October 2021