

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

DELEGATED APPLICATION

Application No: 6/2021/3099/HOUSE
Location: 65 Lemsford Lane Welwyn Garden City AL8 6YN
Proposal: Erection of a single storey side/rear extension with raised decking area involving demolition of existing single storey side extension
Officer: Mr Raymond Lee

Recommendation: Granted

6/2021/3099/HOUSE

Context			
Site and Application description	<p>The application site comprises of a two storey semi-detached property located on the western side of Lemsford Lane. The property is located within an established residential area of Welwyn Garden City just outside of the Conservation Area. The property currently benefits from a driveway to the front and a generous rear garden.</p> <p>The application seeks planning permission for the erection of a single storey side/rear extension with raised decking area involving demolition of existing single storey side extension.</p> <p>Following discussions with the Estate Management Officer and applicant, revisions were made to the current scheme to reduce the depth of the rear extension from 4.3 metres to 4 metres.</p>		
Constraints (as defined within WHDP 2005)	<p>CA - Conservation Area: WGC1; - Distance: 18.12 AAS - Area of Archaeological Significance Area of Archaeological Significance : AAS25 - Distance: 18.1 EM - Estate Management - Distance: 0 GB - Greenbelt - Distance: 22.5 LCA - Landscape Character Area (Welwyn Fringes) - Distance: 0 PAR - PARISH (HATFIELD) - Distance: 168.93 Wards - Handside - Distance: 0</p>		
Relevant planning history	None.		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	<p>Site Notice Display Date: 1 December 2021 Site Notice Expiry Date: 22 December 2021 Press Advert Display Date: 24 November 2021 Press Advert Expiry Date: 15 December 2021 Neighbour notification letters.</p>		

Summary of neighbour responses	None received.
Consultees and responses	HCC - Historic Environment Advisor – No response Joint Committee of the National Amenity Societies – No response Conservation Officer – No objection
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 Others	
<u>Draft Local Plan Proposed Submission August 2016:</u> SP9 Place Making and High Quality Design SADM11 Amenity and Layout SADM15 Heritage	
Main Issues	
Is the development within a conservation area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Would the significance of the designated heritage asset be preserved or enhanced?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Comment (if applicable): 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. In this case, the proposed extension would measure approximately 16 metres in depth and wraparound the side and rear of the dwelling. Whilst the proposal would cover a substantial amount of footprint when compared to the original building, it is noted that the proposal is for works at ground floor level only and it would incorporate the demolition of the existing side extension. The proposed additional rear element of the extension would be approximately 4m in depth and 3.1m in height, which would appear adequately subordinate in size given that it would be less than half the depth of the original house. The front addition would bring the side extension closer to the street however it would be set back by approximately 0.25 metres from the front building line therefore it will continue to appear as a secondary feature to the host dwelling. Furthermore, the extensions would be finished with a flat roof design, which is an appropriate feature in the surrounding Area. The majority of the development would be located to the rear of the building and the additional height proposed on the side extension compared to existing is not considered to detract from the character of the street scene or setting of the Conservation Area. It is however important that the materials match the existing property and others in the area, therefore a condition will be applied to ensure all of the materials match in relation to colour and texture. Overall, the proposed development would have an acceptable level of impact upon the character and appearance of the host property, street scene and the setting of the Conservation Area.	

Therefore the development would be in compliance with the National Planning Policy Framework, Policies D1 and D2 of the District Plan and Policy SP9 and SADM15 of the emerging Local Plan.

Would the development reflect the character of the area?

Yes No

Comment (if applicable): See above.

Would the development reflect the character of the dwelling?

Yes No N/A

Comment (if applicable): See above.

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 aim to preserve neighbouring amenity. The impact of the proposed development on the residential amenity of neighbouring properties is considered in terms of impact on day, sunlight, privacy and over dominance. No neighbour comments have been received.

It is considered that the positioning, size and scale of the proposed side/rear extension would not result in detrimental loss of light or privacy, nor would the structure appear overbearing or unduly dominant for the adjoining occupants over and above the existing situation. Similarly, the proposed rear facing openings would be at ground level only and would not result in greater overlooking than the existing openings on the rear of the property. As such the amenity of the adjoining properties would be maintained to an acceptable level.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

The proposed development would not result in the creation of an additional bedroom at the property, and the area to the front of the existing side extension which is to be infilled is not considered to be of sufficient dimensions to be classed as a parking space. Therefore, in this case, the existing parking provision is considered to be adequate, and no objections are raised on parking or highway safety grounds.

Any other issues

None.

Conclusion

Having regard to all of the above, subject to the suggested condition, it is considered that the development would be in accordance with the Welwyn Hatfield District Plan; the Supplementary Design Guidance; and the National Planning Policy Framework. It is therefore recommended that permission is granted.

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 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
5338-OS1		Location Plan	29 October 2021
5338-E01		Existing Plans & Elevations	29 October 2021
5338-P01	C	Proposed Plans & Elevations	23 December 2021
5338-OS2	A	Block Plan	23 December 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. 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 Derek Lawrence
29 December 2021