

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

**DELEGATED APPLICATION**

**Application No:** 6/2022/0249/HOUSE  
**Location:** 55 Wheatley Road Welwyn Garden City Hertfordshire AL7 3LH  
**Proposal:** Erection of part two storey and part single storey side extension, two storey rear and part single storey rear extension, with insertion of roof light and additional side window to existing side elevation.  
**Officer:** Mrs Kerrie Charles

**Recommendation:** Granted

6/2022/0249/HOUSE

<b>Context</b>			
<b>Site and Application description</b>	No.55 Wheatley Road is a semi-detached dwelling located within a corner plot.  This application seeks permission for the erection of part two storey and part single storey side extension, two storey rear and part single storey rear extension, with insertion of roof light and additional side window to existing side elevation.		
<b>Constraints (as defined within WHDP 2005)</b>	Wards - Howlands - Distance: 0		
<b>Relevant planning history</b>	Planning Application Number: 6/2021/3225/LAWP    Decision: Granted    Decision Date: 11 January 2022  Proposal: Certificate of lawfulness for the erection of rear facing dormer and insertion of 2 x front facing roof lights, to facilitate the conversion of existing loft space and the erection of a detached garden room.		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 1	Other: 0
<b>Publicity</b>	By neighbour notification		
<b>Summary of neighbour responses</b>	<ul style="list-style-type: none"> <li>No.1 Wheatley Close has objected to the proposal: They feel the extension of this property to the degree detailed in this application is excessive. It will bring the building considerably closer to their property and reduce the light and views from. The windows to the side and rear of the extended property would overlook my property to an unacceptable degree. The flank wall would be unsightly and any such extension as planning has been applied for would be detrimental to their properties use and value and therefore object in the strongest possible terms to the granting of permission for this disproportionate extension application</li> </ul>		

<b>Consultees and responses</b>	No comments received.
<b>Relevant Policies</b>	
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input 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	
<b>Comment (if applicable):</b> N/A	
<b>Would the development reflect the character of the area?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<p><b>Comment (if applicable):</b> Policy D1 requires the standard of design in all new development to be of a high quality and Policy D2 requires all new development to respect and relate to the character and context of the area in which it is proposed. It notes that development proposals should as a minimum maintain, and where possible, should enhance or improve the character of the existing area. Policy GBSP2 requires that 'within specified settlements development will be limited to that which is compatible with the maintenance and enhancement of their character'. The Welwyn Hatfield District Plan Supplementary Design Guidance (SDG) supplements the policies contained in the District Plan.</p> <p>The application seeks planning permission for a part two storey and part single storey side extension, two storey rear and part single storey rear extension, with insertion of roof light and additional side window to existing side elevation.</p> <p>The proposed extension would add bulk and mass to the side and rear of the property, however, this extension would be set back from the front elevation slightly and would be set down from the ridge height of the existing roof. The proposed extension is considered to remain subordinate in scale to the existing dwelling. Furthermore, given the set back of the property from the highway and the proposed design, it is not considered that the extension would appear prominent within the streetscene.</p> <p>The side extension would not be set in from the boundary, however due to the siting of the application site, it is considered that sufficient spacing would be retained around the property and between neighbouring properties and would therefore maintain the character and appearance of the area.</p> <p>The proposed extension would be finished in materials to match the existing dwelling and the fenestration detailing would reflect those in the existing dwelling.</p> <p>The proposed development is considered to reflect and relate to the design and character of the existing dwelling and would be subordinate in scale. Therefore, it is not considered to have a detrimental impact on the character and appearance of the area and is in accordance with policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005</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> As 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): One representation has objected to the proposal. The neighbour has concerns on the impact it will have on their property.	
No.1 Wheatley Close and the application site are linked by their rear gardens.	
The plans have been amended to reduce the size of the extension and the proposed window within the side elevation will be conditioned to be obscure glazed, this is also shown on the plans. The windows within the rear elevation would have no further impact than the existing windows that are located within the rear elevation.	
The single storey rear extension has been reduced in size from the submitted plans so it has less impact on no.53 which is attached to the application site. It is not considered that the proposed development would result in a detrimental impact on the residential amenity of the neighbouring occupiers in terms of loss of light, appearing unduly dominant or result in an impact on privacy.	
Overall, it is considered that the living conditions of the adjoining occupiers are maintained to an acceptable level in accordance Policy D1 Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005.	
<b>Would the development provide / retain sufficient parking?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Comment</b> (if applicable): The number of bedrooms would increase from 2 to a 3 bedroom dwelling.	
The proposal would involve loss of the garage, however there is two spaces on the existing drive available and sufficient off-street parking if necessary.	
<b>Any other issues</b>	N/A
<b>Conclusion</b>	
The proposed development would have an acceptable impact on the character and appearance of the existing property, its site and the surrounding area and the proposal would 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 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.

2. Any upper floor window located in a wall or roof slope forming a side elevation hereby approved must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall be retained in that form thereafter.

REASON: To protect the residential amenity and living conditions of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

#### DRAWING NUMBERS

3. 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>
5406-E01		Existing plans and elevations	4 February 2022
5406-OS1		Location plan	4 February 2022
5406-OS3	A	Block Plan	17 May 2022
5406-P01	K	Proposed plans and elevations	18 May 2022

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. 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.
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:**

Mr Francis Saayeng  
19 May 2022