

**WELWYN HATFIELD BOROUGH COUNCIL
ASSISTANT DIRECTOR (PLANNING)**

DELEGATED APPLICATION

Application No: 6/2023/1988/HOUSE
Location: 35 Sherrardspark Road Welwyn Garden City AL8 7JY
Proposal: Erection of single storey rear extension, raising of existing garage roof and insertion of rooflight
Officer: Ms Jessica Fuller

Recommendation: Granted

6/2023/1988/HOUSE

Context	
Site and Application description	<p>The application site comprises a link-detached house within the Welwyn Garden City Conservation Area. The property benefits from a generous drive and garage, and substantial rear garden.</p> <p>The application seeks planning permission for the erection of a single storey rear extension, raising of the existing garage roof and the insertion of a rooflight.</p>
Constraints	<p>CA - Conservation Area: WGC1; - Distance: 0 SAG - 0 - Distance: 0 EM - Estate Management - Distance: 0 Wards - Sherrards - Distance: 0 HPGU - Digswell Sherrardspark - Distance: 0</p>
Relevant planning history	<p>Application Number: 6/2023/1974/EM Decision: Pending Decision Date: Pending Proposal: Erection of a single storey rear extension, raising of existing garage roof and insertion of rooflight</p> <p>Application Number: N6/1989/0002/FP Decision: Granted Decision Date: 30 January 1989 Proposal: Single storey side extension</p> <p>Application Number: W6/2005/0439/EM Decision: Granted Decision Date: 02 June 2005 Proposal: Partial removal of hedge, and removal of gate posts and gate, to widen existing access and additional hardstanding.</p> <p>Application Number: N6/2006/1618/FP Decision: Granted Decision Date: 24 January 2007 Proposal: Erection of single storey rear flat roofed infill extension</p>

	<p>Application Number: W6/2006/1619/EM Decision: Granted Decision Date: 24 January 2007 Proposal: Erection of single storey rear flat roofed infill extension</p> <p>Application Number: N6/2008/0737/DS Decision: Granted Decision Date: 09 May 2008 Proposal: Discharge of condition 2 (brick sample) of planning permission N6/2006/1618/FP</p> <p>Application Number: W6/2009/0250/EM Decision: Granted Decision Date: 16 April 2009 Proposal: Erection of replacement shed</p> <p>Application Number: N6/2012/1688/FP Decision: Withdrawn Decision Date: 04 October 2012 Proposal: Loft conversion with roof dormer window</p> <p>Application Number: W6/2012/1689/EM Decision: Withdrawn Decision Date: 04 October 2012 Proposal: Loft conversion with roof dormer window and insertion of window in side of property</p> <p>Application Number: N6/2012/2652/FP Decision: Granted Decision Date: 13 February 2013 Proposal: Loft conversion with dormer window and insertion of window on front elevation of property</p> <p>Application Number: 6/2017/0551/EM Decision: Granted Decision Date: 25 May 2017 Proposal: Extension to existing driveway</p>		
Consultations			
Neighbour representations	Support: 1	Object: 0	Other: 0
Publicity	<p>Site Notice Display Date: 19 October 2023 Site Notice Expiry Date: 9 November 2023 Press Advert Display Date: 11 October 2023 Press Advert Expiry Date: 1 November 2023 Neighbour notification letters</p>		
Summary of neighbour responses	34 Sherrardspark Road - Proposed plans are sympathetically designed and improve aesthetics of the elevations.		
Consultees and responses	<p>The Gardens Trust – No objection.</p> <p>Place Services Conservation Officer – No objection subject to condition.</p>		

Relevant Policies**National Planning Policy Framework****The Welwyn Hatfield Borough Council Local Plan 2016-2036 (October 2023):**

SP1 Delivering Sustainable Development
SP9 Place making and High-Quality Design
SP11 Protection and Enhancement of Critical Environmental Assets
SP15 The Historic Environment of Welwyn Garden City
SADM11 Amenity and Layout
SADM12 Parking, Servicing and Refuse
SADM15 Heritage

Planning Guidance:

Planning Practice Guidance

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

Comment (if applicable):

See below.

Would the development reflect the character of the existing dwelling and surrounding area?

Yes No

Comment (if applicable):

The site is located within the Welwyn Garden City Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Authorities to have regard to the desirability of preserving or enhancing the character and appearance of the Conservation Area.

Section 16 of the NPPF (conserving and enhancing the natural environment) is relevant. Policy SADM15 is consistent with the NPPF and Policy SP15 aims to protect Welwyn Garden City's historical significance and unique heritage as a garden city. It states that proposals for new development should protect, conserve and where appropriate enhance its heritage assets. All development proposals, through their design and detailing, will be required to demonstrate that they have responded to the key characteristics of a Garden City.

Paragraph 126 of the NPPF also applies. Local Plan Policy SP1 states the need to deliver sustainable development whilst ensuring development is built to high design standards reflecting local character. Policy SP9 emphasises this need to deliver a high-quality design that fosters a positive sense of place, responding to the character and context of the surrounding area. Alterations to buildings should relate well to the character and proportions of the existing building and its curtilage, the surrounding context, and the street scene in terms of their siting, height, mass, scale, detailed design and materials. Correspondingly, Policy SADM11 states that all proposals will be required to create and protect a good standard of amenity for buildings and external open space.

The Welwyn Garden City Character Appraisal (September 2007) notes that Sherrardspark Road typically consists of detached two storey redbrick housing dating from the 1950s onwards.

The application seeks planning permission for the erection of a single storey rear extension, raising of the existing garage roof and the insertion of a rooflight. The proposed single storey extension would add approximately 3 metres in depth to the rear of the existing garage, meaning the proposed rear wall would be level with the rear wall of the application dwelling, creating a more complete appearance. This part of the extension would not be unduly visible from key public vantage points

due to its size and location, and as it would be finished with a flat roof it would not result in a detrimental impact on the character of the existing dwelling or surrounding area.

In terms of raising the height of the existing garage roof, the added height of approximately 0.5 metres would reach the same height as the adjoining roof of the kitchen area, also creating a more complete appearance. In light of this, it is considered that the proposal would preserve the character and appearance of the conservation area and reflect the character of the existing dwelling.

The application form states that the development will be finished with facing brickwork, a flat roof and UPVC windows. However, it does not say if these would match existing. The Design and Access Statement suggests that the extension will be constructed using materials to match similar projects nearby. It is noted that the Council's Conservation Officer has recommended a condition for a materials schedule with clear photographs of the types and colour of the materials to be used in the external finish of the development. However, due to the modest nature of the works, it is considered that a condition for matching materials would be more appropriate. This would ensure the development integrates well with the established design of the existing dwelling, as well as properties nearby.

Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)

Yes No N/A

Comment (if applicable):

Policy SADM11 of the Local Plan states that all proposals will be required to create and protect a good standard of amenity for buildings and external open space in line with the Council's Supplementary Design Guidance.

A neighbour representation has been received supporting the development. The comment from the occupier opposite at number 34 Sherrardspark Road states that the proposed plans are sympathetically designed and improve the aesthetics of the elevations.

Due to the nature of the proposed single storey rear extension, and minimal addition of approximately 0.5m to the height of the existing garage, it is considered that the living conditions of neighbours would be maintained to an acceptable level in accordance with local and national policy.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

It is considered that because the front drive is large enough to park at least three cars, and the location of the property is sited within close proximity to local shops and facilities, the development would retain sufficient parking in line with local policy.

Conclusion

The proposed development is considered acceptable in accordance with both National and Local Planning Policy.

Conditions:

1. The brickwork, bond, mortar, windows, detailing, guttering, soffits and other external decorations of the approved extensions and 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 the Welwyn Hatfield Borough Council Local Plan 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
5811-OS1		Location Plan	27 September 2023
5811-OS2		Block Plan	27 September 2023
5811-P01	A	Proposed Plans and Elevations	27 September 2023
5811-E01		Existing Plans and Elevations	27 September 2023

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:

Ms Emily Stainer
22 November 2023