

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No: N6/2015/0942/FP

SITE ADDRESS: 26 Brockswood Lane, Welwyn Garden City, AL8 7BG

DESCRIPTION OF DEVELOPMENT: Erection of single storey rear extension and new garage following demolition of existing sun room and garage

RECOMMENDATION: GRANT CONDITIONALLY

Site Designation The site lies within the urban area of Welwyn Garden City as designated in the Welwyn Hatfield District Plan 2005 and is located within the WGC conservation area.

Relevant planning history

None

Consultations

None

Neighbour representations

None received Object Support

Town / Parish representations

None received Object Support No comment/objection

Relevant Policies

NPPF
 D1 D2 GBSP1 GBSP2 M14
Others

Main issues

Is the development within a conservation area?

Yes No

Would the significance of the designated heritage asset be conserved or enhanced?

Yes No

Comment: Proposal involves the removal of unsightly and poorly constructed sun-room at rear of the house. The proposed extension and replacement garage would have a neutral effect on the overall conservation area because it will be barely visible from any public vantage point.

Would the development reflect the character of the area?

Yes No N/A

Comment: The proposed garage will be reconstructed using more durable block work but clad in timber and utilising the reclaimed tiles from the existing garage. The new structure will imitate the appearance of the existing structure.

The proposed rear extension will again be finished using materials that match the existing house. The single storey flat-roofed extension will not interrupt the existing, original roof form and so will retain the original appearance of the dwelling.

Would the development reflect the character of the dwelling?

Yes No N/A

Comment: See above.

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

Yes No N/A

Comment: The bulk of the extension will be hidden behind the garage, screening one neighbour entirely and maintaining their present level of amenity. The neighbouring property at number 24 will benefit from the removal of the existing poorly built sun room located adjacent to the party boundary and will see little of the proposed extension.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment: The site is within parking zone 4 where the council's guidance suggests that between 75% and 100% of the maximum parking standard should normally be applied. The house has three bedrooms suggesting that 2.25 parking spaces are required. Whilst the new garage is too narrow to meet the council's current standard there is space for three vehicles to park clear of the highway even without using the garage. The car parking is therefore considered adequate and accords with saved Policy M14.

Other issues

Conditions

1. C.2.1 – Time Limit
2. The development/works must not be started and completed other than in accordance with the approved plans and details: Sacred Space Dwg Nos RE315/100, 101, 102, 103 and 104 dated 29 April 2015 and received 01 May 2015.

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

3. The brickwork, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations must match the existing dwelling, unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

REASONS FOR APPROVAL

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 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 Councils website or inspected at these offices).

INFORMATIVE

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. Hertfordshire County Council for works to kerbs, Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.

Signature _____

Date _____