

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	<u>N6/2006/1618/FP</u>
------------------------	-------------------------------

NOTATION: The site is located in a Conservation Area within Welwyn Garden City as designated by the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application site was a detached residential dwelling on the corner of Sherrardspark Road and Densley Close, but single storey side extensions to both No.35 and No.37 have linked the two properties together.

DESCRIPTION OF PROPOSAL:

The application proposes the erection of a single storey rear infill extension. It would be 2.4 metres deep, 2.9 metres wide and the same height as the existing single storey side element. The back door would be blocked up and French casement doors would replace the window serving the breakfast room on the south side elevation.

PLANNING HISTORY:

N6/1989/0002/FP – Single Storey Side Extension – APPROVED

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Hertfordshire Structure Plan Review 1991 – 2011:
XX

Welwyn Hatfield District Plan 2005:

GBSP2 - Towns and specified settlements
D1 - Quality of design
D2 - Character and context
R22 - Development in Conservation Areas

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

CONSULTATIONS

BEAMS – No official comments received

TOWN /PARISH COUNCIL COMMENTS

None

REPRESENTATIONS

The application was advertised by means of site notice on 11th December 2006 and neighbour notification letters on 1st December 2006.

The notification period ended on 22nd December 2006. No representations were received.

DISCUSSION:

The main issues are

1) Preserving of the character and appearance of the Conservation Area.

2) Impact on neighbouring properties residential amenity.

3) Other material planning considerations

1) The application site is sited in the conservation on the northwest side of Welwyn Garden City and the area is characterised by a variety of detached neo-Georgian residential dwellings. The dwelling used to be detached, however in 1988 and 1989 applications for single storey side extension to No.37 and No.35 respectively were approved and the dwellings subsequently linked together. The application proposes the erection of a single storey rear infill extension, sited behind the existing side extension. It would be of the same height with a flat roof, 2.9 metres wide and 2.4 metres deep.

The extension would not be visible from Sherrardspark road and the hedge along the boundary would help minimise its visual impact from Densley Close. Equally the extension would be recessed by 250mm from the rear elevation of the dwelling to form a visual break, and further minimise its impact. The proposed patio doors would match the existing fenestration and the back door in the proposed extension, would replace that in the existing rear element. It is therefore considered that the proposed extension would preserve the character and appearance of the conservation area.

2) The single storey side element of No.37 protrudes from the rear elevation of the dwelling by 1.8 metres and to the rear is a window, 1 metre from the boundary, which serves a modest sized study. Therefore the proposed extension to No.35 would only protrude a further 1.5 metres and although some sun and sky light would be blocked from the window the effect would be minimised by siting of the extension to the adjoining property.

3) No other planning considerations are deemed relevant to this application.

CONCLUSION:

It is considered that the proposed single storey rear infill extension, by virtue of its siting, design and scale, would preserve the character and appearance of the Conservation Area and not have a detrimental impact on neighbouring properties residential amenity.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. SC01 – THREE YEAR TIME LIMIT

REASON

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. SC42 – MATCHING MATERIALS

REASON

In order that the extension hereby approved respects and reflects the character and appearance of the existing house in accordance with policy D1 of the Welwyn Hatfield District Plan.

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against development plan policies Welwyn Hatfield District Plan 2005 GBSP2, D1, D2 and R22, in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan.

INFORMATIVES:

None

DRAWING NUMBERS:

2188/1/1

2188/1/2

All drawings received 29th November 2006.

Signature of author..... Date.....