

**WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL**  
**DELEGATED REPORT**

<b>APPLICATION No:</b>	<b>S6/2008/1774/FP</b>
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**NOTATION:**

The site lies within the excluded settlement of Welham Green as designated in the Welwyn Hatfield District Plan 2005.

**SITE DESCRIPTION:**

The application site comprises of an end of terrace 2 storey dwelling, which is finished in red facing brickwork.

The dwelling is part of a larger development built at the same time which fronts onto a central square.

The application site has vehicular access from the square and parking to the front and side of the property. To the rear of the property there is a single storey block of accommodation which appears to be original to the dwelling, although possibly upgraded with a new roof and render finish. Behind this are a couple of timber outbuildings close to the common boundary with No.7.

The application site has a side boundary which adjoins a public footpath which links Somers Square to Dixons Hill Road. This footpath is flanked either side with a hedge.

**DESCRIPTION OF PROPOSAL:**

It is proposed to extend the existing dwelling with a two storey side and rear extension to provide a new front entrance door and hallway, with access to a new rear living room, toilet and storage area on the ground floor. At first floor level two new bedrooms are proposed and a bathroom.

The width of the proposed extension would be approximately 3.4m wide at the front and would extend approximately 10m deep. The pitch of the existing roof is continued with a gable end to the side and rear. The depth of the rear extension would project 4.2m from the existing rear wall.

Matching materials are proposed.

A new lean-to pitched roof is proposed over the new front entrance door and existing front bay window.

**PLANNING HISTORY:**

None

## **SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Planning Policy  
PPS1 - Delivering Sustainable Development

East of England Plan 2008

SS1 -  
ENV7 - Quality in the Built Environment

Hertfordshire Structure Plan Review 1991 – 2011:  
None

Welwyn Hatfield District Plan 2005:

SD1 Sustainable Development  
D1 - Quality of design  
D2 - Character and context  
M14 - Parking Standards for New Development

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005  
Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, January 2004

## **CONSULTATIONS**

Highways Authority - no objection.

## **TOWN /PARISH COUNCIL COMMENTS**

None.

## **REPRESENTATIONS**

The application was advertised by site and neighbour notification.

Notification expired on 8/10/08. No letters were received.

## **DISCUSSION:**

### **The main issues are :**

- 1) The impact of the proposed design on the character of the existing dwelling and surrounding area.
- 2) The potential impacts to residential amenity to surrounding properties.

**CONCLUSION:**

**RECOMMENDATION: REFUSAL AND REASON**

1. The proposal would, by virtue of the depth and close proximity of the new flank wall to the existing Public Footpath, result in a form of development which would be harmful to the visual amenity of the square and users of the footpath. The development has therefore failed to reflect and respond appropriately to its surroundings, thereby creating a visually intrusive form of development out of keeping with and detrimental to the character and appearance of the square and public footpath. The proposal is thereby contrary to Policy D1 and D2 of the Welwyn Hatfield District Plan 2005 and the Supplementary Design Guidance February 2005 and National Planning Policy PPS1 and East of England 2008 Policy ENV7.

REFUSED DRAWING NUMBERS: 1389-01 & 1389-02 - received and date stamped 9/09/08.

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

**WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL  
DELEGATED REPORT**

<b>APPLICATION No:</b>	
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**NOTATION:**

The site lies within XXXXX as designated in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

**DESCRIPTION OF PROPOSAL:**

**PLANNING HISTORY:**

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Policy  
PPS1: Delivering sustainable development  
PPG2: Green Belts

PPS3: Housing  
PPG13: Transport  
Planning Policy Guidance Note 14: Development on Unstable Land

East of England Plan 2008  
SS1: Achieving Sustainable Development  
SS2: Overall Spatial Strategy  
T14: Parking  
ENG1: Carbon Dioxide Emissions and Energy Performance

Hertfordshire Structure Plan Review 1991 – 2011:  
None  
43: Landscape Conservation Regions

Welwyn Hatfield District Plan 2005:  
SD1: Sustainable Development  
GBSP1: Definition of Green Belt  
GBSP2: Towns and specified settlements  
R3: Energy Efficiency  
R5: Waste Management  
M14: Parking standards for new developments  
D1: Quality of design  
D2: Character and context  
D5: Design for movement  
D7: Safety by Design  
D8: Landscaping  
D9: Access and Design for people with disabilities  
Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005  
Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, January 2004

## **CONSULTATIONS**

## **TOWN/PARISH COUNCIL COMMENTS**

## **REPRESENTATIONS**

None. Period expired.

Or

This (these) application(s) have been advertised and 0 representations have been received. Period expired.

## **DISCUSSION:**

**The main issues are:**

- 1.
- 2.
- 3.
4. **Other Material Planning Considerations**

1.

- 2.
- 3.
- 4.

### Chalk Mining

The risk assessment for this development, using the tool by Hyder, indicates a **XXX** risk. The application should therefore, in accordance with PPG14, include an **informative/condition** for:

(delete as appropriate)

Very Low Risk Sites – Informative\* and notes on back of decision notice

Low Risk Site – Condition and Informative\*\* on decision notice and notes on back of decision notice

Moderate Risk Site – Condition and Informative\*\* (geotechnical site investigation and site-specific survey; notes on back of decision notice and informative

High Risk Site – Condition where details submitted (geophysical survey and/or downhole survey)... and Informative\*\*

Very High Risk Site – Condition where details submitted (close centred probeholes, rotary boreholes, downhole surveys and geophysical surveys) and Informative \*\*

\*/\*\* Note that there are two different informatives:

### **CONCLUSION:**

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

**RECOMMENDATION: REFUSAL AND REASON (S)**

**RECOMMENDATION: LISTED BUILDING CONSENT WITH CONDITIONS**

**RECOMMENDATION: GRANT EXPRESS ADVERTISEMENT CONSENT FOR \* YEARS**

### **CONDITIONS:**

2.C.13.1: Development in accordance with approved plans/details received and dated

### **SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:**

#### **Reason for Grant of FP/LB/CA/DT/ (*Approvals only*):**

The proposal has been considered against Planning Policy Statement/Guidance xxxxx, East of England Plan 2008 and development plan policies xxxxxxxxxxxxxxxx of the Welwyn Hatfield District Plan 2005, 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 (see Officer's report which can be inspected at these offices).

**INFORMATIVES:**

**DRAWING NUMBERS:**

Site Location Plan XX and date stamped XX

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