

**WELWYN HATFIELD BOROUGH COUNCIL
DIRECTORATE OF STRATEGY AND DEVELOPMENT**

DELEGATED APPLICATION

Application No: 6/2016/2374/HOUSE
Location: 22 Brockwood Lane Welwyn Garden City AL8 7BG
Proposal: Erection of conservatory to rear of property
Officer: Mr D Elmore

Recommendation: Granted

6/2016/2374/HOUSE

Context			
Site and Application description	<p>The application site comprises a two storey terraced dwelling located on the northern side of Brockwood Lane.</p> <p>The immediate locality is residential in character featuring both terraced and semi-detached dwellings of similar scale, design and appearance.</p> <p>Planning permission is sought for a side/rear conservatory.</p>		
Constraints (as defined within WHDP 2005)	<p>CA - Conservation Area: WGC1; Wards - Handside Wards - Sherrards</p>		
Relevant planning history	<p>Application number: 6/2016/2127/LAWP Decision: Refused Proposal: Certificate of lawfulness for the erection of a single storey conservatory to the rear of property</p> <p>Application number: N6/2014/1844/FP Decision: Appeal allowed Proposal: Erection of ground floor rear extension and widening of existing crossover</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	<p>Site Notice Display Date: 6 December 2016 Site Notice Expiry Date: 27 December 2016 Press Advert Display Date: 14 December 2016 Press Advert Expiry Date: 28 December 2016</p>		
Summary of neighbour	No response		

responses	
Town / Parish representations	No response
Consultees and responses	<ol style="list-style-type: none"> 1. Councillor Helen Bromley – No response 2. Councillor Fiona Thomson – No response 3. Councillor Rachel Basch – No response 4. WHBC (Conservation Officer) – Response summarised as follows: <ul style="list-style-type: none"> • The upvc is not really sympathetic and should be aluminium also • There is an awkward detail where the roof glazing bar are out of synchronisation but this could be remedied by making them the same spacing and inserting an additional roof bar. There should also be an additional mullion in the clearestorey window in the end elevation
Relevant Policies	
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input type="checkbox"/> M14 Others: Supplementary Design Guidance, The Planning (listed building and conservation areas) Act 1990	
Main Issues	
Is the development within a conservation area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Would the significance of the designated heritage asset be conserved or enhanced?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment (if applicable): <p>The site is located within the Welwyn Garden City Conservation Area and, as such, great weight should be given to the impact the proposed development would have upon the significance of the heritage asset. Furthermore, the Council, under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, has a duty to pay special attention to the desirability of preserving or enhancing the character and appearance of that area.</p> <p>Officers acknowledge the comments raised by the Council's Conservation Officer. Although the lack of synchronisation between the mullions and glazing bars and mix of aluminium and uPVC is not desirable in design terms, the proposal would be of modest scale and located to the rear of the dwelling, indiscernible from public vantage points. Furthermore, although the proposal requires planning permission by virtue of its width, the scheme would only have to be narrowly reduced in its width to avail of permitted development rights. In this case, the council would have no control over design.</p> <p>In light of the above, officers consider that the proposal would adequately maintain the character and appearance of the area and significance of the heritage asset.</p>	
Would the development reflect the character of the area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment (if applicable): See above.	
Would the development reflect the character of the dwelling?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment (if applicable): See above.	
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)	

Yes No N/A

Comment (if applicable):

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

Any other issues

None.

Conclusion

The proposed development would adequately maintain and cause no harm to the significance of the heritage asset, character of the area and be subordinate in scale. Furthermore, the proposal would respect the living conditions currently enjoyed by the adjoining occupiers. Accordingly, the proposal complies with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 (statement of Council policy) and relevant parts of the National Planning Policy Framework 2012.

Conditions:

1. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Drawing Numbers 3835/PP/01 site location plan; 3835/PP/02 existing elevations and plans and 3835/PP/03 proposed elevations and plans submitted 10th November 2016.

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 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 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 which may affect the land.

Determined By:

Mr M Robinson
3 January 2017