

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2016/2504/HOUSE
Location: 7 Densley Close Welwyn Garden City AL8 7JX
Proposal: Enclosure of existing covered area to rear of property with installation of bi-folding doors
Officer: Mr A Mangham

Recommendation: Granted

6/2016/2504/HOUSE

Context			
Site and Application description	Enclosure of existing covered area to rear of property with installation of bi-folding doors		
Constraints (as defined within WHDP 2005)	CA - Conservation Area: WGC1; Wards - Sherrards		
Relevant planning history	<p>Planning</p> <p>Application Number: 6/2016/0152/COND Decision: Decision Date: Proposal: Approval of details reserved by condition 4 (tree protection plan) on planning permission N6/2014/1307/FP - Erection of 2 first floor side extensions.</p> <p>Application Number: 6/2015/1556/TPO Decision: Granted Decision Date: 19 November 2015 Proposal: Reduce one hornbeam to 4m and another hornbeam to 5m. Crown reduce 2 hornbeams by 30-40%. Reduce hornbeam in front garden by 40%</p> <p>Application Number: 6/2016/0174/TPO Decision: Granted Decision Date: 23 May 2016 Proposal: Removal of Oak tree - Conservation Area</p> <p>Application Number: 6/2016/1856/TPO Decision: Granted Decision Date: 03 November 2016 Proposal: Fell Oak tree covered by TPO 437 (2009)</p>		
Consultations			
Neighbour representations	Support: 0	Object: 1	Other: 0

Publicity	Neighbour Letters. Press Advert Display Date: 14 December 2016 Press Advert Expiry Date: 28 December 2016 Site Notice Display Date: 19 January 2016 Site Notice Expiry Date: 09 February 2017
Summary of neighbour responses	Comment: Objection received from No.19 Scholar Mews received 20/12/2016 and summarised as follows:- - We will look directly into the subject room - Incorrect label on submitted plan - Not updated on the intentions of applicant - Site/plot over-developed already - Potentially could be used as a self-contained flat - Other applications granted for uses/development in rear garden, and lives by himself.
Town / Parish representations	None.
Consultees and responses	1. Councillor Jon Beckerman no response 2. Councillor Patricia Mabbott no response 3. Councillor Harry Bower no response
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	
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):	
Would the development reflect the character of the area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment (if applicable):	
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):	
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment (if applicable): The impact of the proposed development on residential amenity of neighbouring dwellings is considered in terms of the impact on neighbouring properties access to day/sun/sky light, privacy and overbearing impact. An objection has been received from the occupiers of No. 19 Scholars Mews, and are summarised above. The host property is detached and is located on a relatively large plot, and more importantly in terms	

of this scheme a plot with a rear garden width of some 25 metres.

No. 19 Scholars Mews, a detached property, is located south of the host properties rear garden. The proposed bi-folding doors, and whilst facing the objector's rear two storey elevation, will result in a spacing distance of approximately 30 metres.

This spacing distance, whilst there will be a resultant visual relationship, is considered not to result in any significant degree of overlooking between the subject doors, including its use within, and the rear elevation of the objectors property that would be considered detrimental to the extent to warrant a refusal on the detrimental impact on living conditions. In these circumstances, it is also considered that a condition to impose obscure glazing, or indeed non-opening windows, is also unjustified by virtue of the quoted extensive spacing relationship.

In light of the above, the proposed development would on balance be acceptable in regards to Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 as well as the Supplementary Design Guidance 2005

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

Any other issues	In terms of the issue raised by the objector in relation to the resultant dwelling forming a self-contained flat (in part), this will be controlled under a separate application for a material change of use if these was to proceed as a further element of the applicants plans at the property. A full publicity exercise would then be actioned by the Council with adjoining residential occupiers.
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Conclusion

The proposal is considered to reflect and complement the existing dwelling in terms of design, and would therefore have an acceptable impact on the character and appearance of host site and the surrounding area. Furthermore, the proposal would not result in any significantly detrimental impacts on the living conditions currently enjoyed by neighbouring properties. The proposal is therefore acceptable and is in accordance with Policies D1 and D2 of the adopted Welwyn Hatfield District Plan 2005, the adopted Supplementary Design Guide and Section 7 of the NPPF.

Conditions:

1. The brickwork, roof tile, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations must match the existing dwelling/building in relation to colour and texture.

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

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
4025-OS2		Block Plan	24 November 2016
4025-E01		Existing Elevation, Floor and Roof Plans	24 November 2016

4025-P01	A	Proposed Elevation, Floor and Roof Plans	24 November 2016
4025-OS1		Location Plan	24 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).

Determined By:

Mrs L Hughes
17 February 2017