

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

**DELEGATED APPLICATION**

**Application No:** 6/2017/01113/HOUSE  
**Location:** 7 Densley Close Welwyn Garden City AL8 7JX  
**Proposal:** Raising of front parapet wall  
**Officer:** Mr A Mangham

**Recommendation:** Granted

6/2017/01113/HOUSE

<b>Context</b>	
<b>Site and Application description</b>	Raising of front parapet wall
<b>Constraints (as defined within WHDP 2005)</b>	CA - Conservation Area: WGC1; EM - 65 Wards - Sherrards TPO - TPO252 T21 TPO - TPO252 T22 TPO - TPO252 T23 TPO - TPO252 T24 TPO - TPO252 T25 TPO - TPO252 T26 TPO - TPO252 T27
<b>Relevant planning history</b>	<p>Application Number: W6/1991/5346/EM      Decision: Granted      Decision Date: 14 October 1991 Proposal: Single storey side extension and conservatory</p> <p>Application Number: W6/1998/5403/EM      Decision: Granted      Decision Date: 09 November 1998 Proposal: Re-siting of existing boundary hedge</p> <p>Application Number: W6/1999/5039/EM      Decision: Granted      Decision Date: 04 May 1999 Proposal: Extend existing crossover and hardstanding</p> <p>Application Number: W6/2013/1279/EM      Decision: Refused      Decision Date: 21 August 2013 Proposal: Demolition of existing side extension and erection of single storey side extension along with alterations to roof and windows at single storey level</p>

	<p>Application Number: W6/2013/2246/EM      Decision: Granted      Decision Date: 19 December 2013          Proposal: Demolition of existing side extension and erection of single storey side extension along with alterations to roof and windows at single storey level</p> <p>Application Number: W6/2014/0540/EM      Decision: Granted      Decision Date: 09 May 2014          Proposal: Hot Tub enclosure</p> <p>Application Number: W6/2014/0588/EM      Decision: Refused      Decision Date: 12 May 2014          Proposal: Erection of 2x two storey side extensions</p> <p>Application Number: W6/2014/1308/EM      Decision: Granted      Decision Date: 06 February 2015          Proposal: Erection of 2 first floor side extensions</p> <p>Application Number: 6/2016/1425/EM      Decision: Granted      Decision Date: 30 August 2016          Proposal: Retrospective application for the amendments to existing and proposed window and door openings</p> <p>Application Number: 6/2016/2514/EM      Decision: Granted      Decision Date: 19 January 2017          Proposal: Enclosure of existing covered area to rear of property with installation of bi-folding doors</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support:	Object: 1	Other:
<b>Publicity</b>	<p>Site Notice Display Date: 7 February 2017          Site Notice Expiry Date: 28 February 2017          Press Advert Display Date: 14 February 2017          Press Advert Expiry Date: 28 February 2017</p>		
<b>Summary of neighbour responses</b>	<p>19 Scholars Mews,      Comment: Is this application for retrospective consent or is yet more work being carried out to this house? It is unclear. I object, as usual, to the application. The house has had so many additions to it now and the parapet walls are at different levels already, any more changes will just add to the house looking overdeveloped.</p>		
<b>Consultees and responses</b>	<p>1.      Councillor Jon Beckerman          2.      Councillor Patricia Mabbott          3.      Councillor Harry Bower</p>		
<b>Relevant Policies</b>			
<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			
<b>Main Issues</b>			

<b>Is the development within a conservation area?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Would the significance of the designated heritage asset be conserved or enhanced?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Comment</b> (if applicable):	
<b>Would the development reflect the character of the area?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Comment</b> (if applicable):	
<b>Would the development reflect the character of the dwelling?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <b>Comment</b> (if applicable):	
<b>Would the development maintain the amenity of adjoining occupiers?</b> (e.g. privacy, outlook, light etc.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <b>Comment</b> (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.  The host property is detached and is located on a relatively large plot to the side of the subject site, 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 garage is located to the front of the property, and as a result, will result in acceptable spacing distance. Moreover, the minimal change to the parapet walls of the garage, will not comprise overdevelopment in terms of this actual element of the wider proposals.  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	
<b>Would the development provide / retain sufficient parking?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <b>Comment</b> (if applicable):	
<b>Any other issues</b>	
<b>Conclusion</b>	
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:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
3018-OS2	A	Block plan of the site	23 January 2017
4025-E01	A	Plans & Elevations as Existing	30 January 2017
3018-E02		Existing Elevations	23 January 2017
4025-P03		Plans & Elevations as Proposed	23 January 2017
3018-OS1	C	Site Location Plan	23 January 2017

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:**

Mr C Haigh  
31 March 2017