

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

DELEGATED APPLICATION

Application No: 6/2018/0531/HOUSE
Location: 66 Brockwood Lane Welwyn Garden City AL8 7BQ
Proposal: Erection of single storey rear and side extensions following demolition of rear conservatory.
Officer: Mrs Kerrie Charles

Recommendation: Granted

6/2018/0531/HOUSE

Context			
Site and Application description	<p>No.66 Brockwood Lane is a two storey detached dwelling situated in the Welwyn Garden city Conservation Area. The property has shared access on their driveway with their neighbouring property and has a conservatory to the rear.</p> <p>This application seeks planning permission for a single storey side and rear extension and a single storey rear extension to replace an existing conservatory.</p> <p>The single storey side and rear extension measuring 12 metres in depth and will be attached to the side elevation and extend into the rear garden.</p> <p>The proposal is also for a single storey rear extension to replace an existing rear conservatory.</p>		
Constraints (as defined within WHDP 2005)	<p>Conservation Area: WGC1</p> <p>Estate Management</p> <p>Urban Open Land (Proposal map 2)</p> <p>Handside</p>		
Relevant planning history	<p>Application Number: N6/1992/0311/FP Date: 04 September 1992 Proposal: Single storey rear extension</p> <p>Application Number: N6/1992/0640/FP Date: 11 January 1993 Proposal: Single storey rear extension</p>	<p>Decision: Refused</p> <p>Decision: Granted</p>	<p>Decision</p> <p>Decision</p>
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	<p>Press Advert Display Date: 14 March 2018</p> <p>Press Advert Expiry Date: 28 March 2018</p>		

Summary of neighbour responses	None
Consultees and responses	None
Relevant Policies	
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input type="checkbox"/> GBSP2 <input type="checkbox"/> M14 <input checked="" type="checkbox"/> Supplementary Design Guidance <input type="checkbox"/> Supplementary Parking Guidance <input type="checkbox"/> Interim Policy for car parking and garage sizes Others	
Main Issues	
Design (form, size, scale, siting) and Character (appearance within the streetscene)	<p>The property is located within the Welwyn Garden City Conservation Area, it should be noted that Section 72 of the Listed Buildings and Conservations Areas Act (1990) states that <i>'special attention shall be paid to the desirability of preserving or enhancing the character or the appearance of that area'</i>. Policies D1 and D2 of the adopted Welwyn Hatfield District Plan (2005) are of relevance and seek to provide a good standard of design in all new development and require that all new development respects and relates to the character and context of the area in which it is to be sited. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG) which requires that residential extensions should be complementary in design and be subordinate in size and scale to the existing dwelling.</p> <p>The application seeks planning permission for the erection of single storey rear extension and a single storey side and rear extension.</p> <p>The single rear extension would replace an existing conservatory and would be located in a position where it would not be visible and therefore there would be no harm or impact on the character of the streetscene or existing dwelling.</p> <p>The side extension would be visible within the streetscene, however the extension is single storey with a flat roof and set back slightly from the principal elevation. The extension is considered to be fairly bulky, however it would not be much deeper than the outbuilding which is formed along the neighbouring boundary, and as such would not be detrimental to the character of the existing dwelling and surrounding area.</p> <p>It is considered that the proposal, would not result in any additional harm to the character and appearance of the property and Conservation Area and would comply with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, guidance under the Supplementary Design Guidance, Statement of Council Policy 2005 and the National Planning Policy Framework 2012.</p>
Impact on neighbours	<p>No neighbour representations have been received.</p> <p>The neighbouring property that the development would likely effect would be No, 64 and 68 Brockwood Lane. 64 is attached to the host dwelling. It is not considered that the proposed development being single storey would result in a detrimental impact on the residential amenity of this neighbouring occupier in terms of loss of light, appearing unduly dominant or result in an impact on privacy.</p> <p>Overall, it is considered that the living conditions of the adjoining occupiers are maintained to an acceptable level in accordance Policy D1 Welwyn Hatfield</p>

	District Plan 2005 and Supplementary Design Guidance 2005.
Access, car parking and highway considerations	There would be no change to parking provisions.
Landscaping Issues	A section of the rear boundary hedge would be removed as part of this application, however as part would still be retained the harm is considered to be limited due to its location.
Any other considerations	None
Conclusion	
The proposed side and rear extensions would appear subordinate in scale and respect the design and form of the original dwelling. The proposed extension would retain the character and appearance of the Conservation Area and comply with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guidance 2005 and the National Planning Policy Framework 2012.	

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
0784/01/100		Existing Floor Plans and Location Plans	22 February 2018
0784/01/01		Existing Elevations	22 February 2018
0784/02/100	A	Proposed Floor Plans	18 May 2018
0784/02/101	A	Proposed Elevations	18 May 2018
0784/01/115	A	Block Plan	18 May 2018

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.
2. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.
3. The applicant is advised to take account the provisions of The Party Wall Act 1996 insofar as the carrying out of development affecting or in close proximity to a shared boundary.

Determined By:

Mr Michael Robinson
22 May 2018