

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

DELEGATED APPLICATION

Application No: 6/2018/1115/HOUSE
Location: 28 Brockwood Lane Welwyn Garden City AL8 7BG
Proposal: Erection of single storey side and rear extension, including alterations to openings
Officer: Ms Lucy Hale

Recommendation: Granted

6/2018/1115/HOUSE

Context			
Site and Application description	<p>The application site consists of a two storey semi-detached dwelling on the north side of Brockwood Lane. The site benefits from a single storey rear extension and a detached outbuilding.</p> <p>The application seeks planning permission for a single storey side and rear extension following the demolition of the existing detached outbuilding.</p>		
Constraints (as defined within WHDP 2005)	<p>CA - Conservation Area Wards - Sherrards</p>		
Relevant planning history	<p>Application Number: 6/2017/2774/HOUSE Decision: Refused Decision Date: 05 February 2018 Proposal: Erection of single storey side and rear extension including alterations to openings Reason for refusal: The proposed rear extension, would result in an excessive depth of built form in relation to the original dwelling which would fail to remain subordinate in scale and respect the character and form of the original dwelling. The extension would result in an incongruous addition that would fail to maintain and preserve the character and appearance of the Garden City Conservation Area, contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guidance, Statement of Council Policy 2005 and the National Planning Policy Framework 2012.</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	<p>Site Notice Display Date: 11 May 2018 Site Notice Expiry Date: 1 June 2018 Press Advert Display Date: 16 May 2018 Press Advert Expiry Date: 30 May 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 checked="" type="checkbox"/> GBSP2 <input checked="" type="checkbox"/> M14 <input checked="" type="checkbox"/> Supplementary Design Guidance <input checked="" type="checkbox"/> Supplementary Parking Guidance <input checked="" type="checkbox"/> Interim Policy for car parking and garage sizes Others Draft Local Plan Proposed Submission August 2016: SP9 Place Making and High Quality Design SADM11 Amenity and Layout SADM12 Parking, Servicing and Refuse	
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): <p>The application follows a previously refused application under reference 6/2017/2774/HOUSE. The application seeks planning permission for a single storey side and rear extension following the demolition of the existing outbuilding. The extension has now been reduced in depth and proposes to extend into the rear garden, in line with the existing outbuilding.</p> <p>The proposed extension would remain subordinate in scale to the host dwelling and would replace an existing footprint of built form. Therefore, the extension is considered to overcome the previous concerns raised regarding its siting and scale. The design of the extension would host a flat roof, matching materials and Georgian style glazing which is appropriate and respects the character and appearance of the streetscene and this part of the Conservation Area.</p> <p>The proposal is not considered to result in harm to the character and appearance of the property and Conservation Area in line with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, guidance under the Supplementary Design Guidance 2005 and the National Planning Policy Framework 2012.</p>	
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.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment (if applicable): <p>No neighbour representations have been received.</p> <p>The extension would be built along the shared boundary with No.26 Brockwood Lane. Whilst the extension would extend some depth into the rear garden, it would be of single storey nature and would feature flat roof. In addition, there is an existing outbuilding within the proposed location. As a result of the outbuilding, separation distance and boundary treatments, it is not considered that the extension would result in a detrimental impact on the residential amenity of this neighbouring occupier in terms of loss of light, overbearing impact or privacy.</p>	

Would the development provide / retain sufficient parking?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Comment (if applicable):	
The application property benefits from 4 bedrooms and is located in Zone 4 where a 4 or more bedroom property would require 3 on-site parking spaces. The application site benefits from a hardstanding which could accommodate 3 spaces which is an acceptable provision and no concerns are raised.	
Any other issues	
Conclusion	
The proposed development would have an acceptable impact on the character and appearance of the existing dwelling and the surrounding area, and it would not result in any significantly detrimental impacts on the living conditions of the neighbouring occupiers. The proposal is therefore considered acceptable and is in accordance 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 render, 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
4247-OS2	A	Block Plan	30 April 2018
4247-P01	D	Plans And Elevations As Proposed	30 April 2018
4247-E01	C	Plans And Elevations As Proposed	30 April 2018
4247-OS1		Location Plan	30 April 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. 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.
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.

Determined By:

Mrs Sarah Smith
21 June 2018