

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

**DELEGATED APPLICATION**

**Application No:** 6/2018/2294/HOUSE  
**Location:** 48 Bridge Road Welwyn Garden City AL8 6UR  
**Proposal:** Erection of a part single part two storey rear extension following the demolition of existing conservatory  
**Officer:** Mrs Sarah Madyausiku

**Recommendation:** Granted

6/2018/2294/HOUSE

<b>Context</b>	
<b>Site and Application description</b>	<p>The character of the immediate area is predominantly residential consisting of 2 storey semi-detached dwellings. These dwellings are predominately red-brick, neo-Georgian. However, 48/50 and 52/54, which form two pairs of semi-detached dwellings, are of a different design. They are white rendered and yellow brick respectively and are of different architectural styles.</p> <p>The application site is located to the west of the town centre and on the northern side of the highway, directly opposite the junction with Handside Lane. The site measures approximately 56 metres deep and 17 metres wide. It consists of a two-storey, semi-detached dwelling with front and rear associated gardens. The dwelling has been subjected to a two storey side extension and a conservatory has been added to the rear.</p> <p>It is proposed to remove the conservatory and replace it with a single storey extension connected to a two storey rear extension that would connect to the existing two storey extension.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<p>CA - Conservation Area: WGC1; - Distance: 0            UOL - Urban Open Land (Proposal map 2) - Distance: 0            Wards - Handside - Distance: 0            Wards - Sherrards - Distance: 4.82            CP - Cycle Path (National Cycle Network) - Distance: 5.34            CP - Cycle Path (Cycle Facility / Route) - Distance: 6.19            HPGU - Digswell Sherrardspark - Distance: 0</p>
<b>Relevant planning history</b>	<p>Application Number: N6/2010/3143/FP      Decision: Granted      Decision Date: 08 March 2011</p> <p>Proposal: Erection of single storey rear extension- not implemented.</p>
<b>Consultations</b>	

<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 1
<b>Publicity</b>	Site Notice Display Date: 25 September 2018 Site Notice Expiry Date: 16 October 2018 Press Advert Display Date: 7 November 2018 Press Advert Expiry Date: 21 November 2018		
<b>Summary of neighbour responses</b>	<ul style="list-style-type: none"> <li>The Gardens Trust- No comment</li> </ul>		
<b>Consultees and responses</b>	- The Gardens Trust – No comment		
<b>Relevant Policies</b>			
<input checked="" type="checkbox"/> Paragraph 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 <input checked="" type="checkbox"/> NPPF 2018 <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			
<u>Draft Local Plan Proposed Submission August 2016</u>			
SP4 Travel and Transport SP9 Place Making and High Quality Design SADM 2 Highway Network and Safety SADM 11 Amenity and Layout SADM 12 Parking, Servicing and Refuse			
<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 preserved or enhanced?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Comment (if applicable):</b>			
<b>Would the development reflect the character of the area?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Comment (if applicable):</b>			
<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 (if applicable):</b>			
<p>The proposal has been amended with the depth of the two storey extension reduced from 5.0m to 3.5m at first floor level. This first floor element would also be set in from the existing extension by one brick course to provide a more staggered and less expansive flank elevation that would remain more subordinate when viewed from Bridge Road. The roof would match the pitch of the main roof and it would be set down from the main roof so as to remain subordinate. The upper floor and side windows would match the existing fenestration. A rooflight that was proposed on the east side roofslope has now been moved to the opposite roofslope. The location of the rooflight, with limited visibility, has now been more appropriately sited so as to reduce its visual impact on the dwelling and the conservation area.</p>			

The replacement conservatory extension would be single storey, with a flat roof and roof lights. It would attach to the proposed two storey extension. Although the proposal would increase the bulk on the site, the proposal overall would broadly remain subordinate to the host dwelling.

Overall, the proposal has been amended in a way that it would not overwhelm the existing property and given its now reduced mass and bulk at first floor level compared to the initial submission, the proposal would remain subordinate in scale and design as advised by the SDG.

A condition is recommended to require further details of the proposed materials. On this basis, the overall design would complement the architectural detailing and fenestration of the existing dwelling and surrounding properties and would preserve the character and appearance of the conservation area.

The proposal is not considered to result in harm to the character and appearance of the property and Welwyn Garden City Conservation Area in line with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, guidance under the Supplementary Design Guidance 2005, the requirements of Paragraph 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework 2018.

**Would the development maintain the amenity of adjoining occupiers?** (e.g. privacy, outlook, light etc.)

Yes  No  N/A

**Comment** (if applicable): The impact of the proposed development on the residential amenity of the occupiers of neighbouring dwellings is considered in terms of the impact on neighbouring properties access to day/sun/sky light and privacy. Policy D1 of the District Plan applies which seeks to provide a good standard of design in all new development. The Council's SPD on design supplements Policy D1 and expects that development should not cause loss of light or be unduly dominant from adjoining properties, as a result of either the length of projection, the height or the proximity of the development.

Given the nature of the proposal, and its distance from habitable rooms of adjacent properties, it is not considered to cause any undue overlooking, or loss of light or increased sense of enclosure to any neighbouring property.

**Would the development provide / retain sufficient parking?**

Yes  No  N/A

**Comment** (if applicable):

### **Conclusion**

The proposed development would represent a suitable design which reflects the character of the dwelling and the Welwyn Garden City Conservation Area as a whole. There would be no adverse impacts on the living conditions of occupiers of adjacent properties and sufficient parking would be maintained. The proposal 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 2018.

### **Conditions:**

1. No development above ground level in any phase of the development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented

using the approved materials and subsequently, the approved materials shall not be changed.

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>
#00351977-512F53		Location Plan	6 September 2018
p_pl_100	00	Existing Ground Floor Plan	18 September 2018
p_pl_101	00	Existing First Floor Plan	18 September 2018
p_pl_102	00	Existing Roof Plan	18 September 2018
p_pl_200	00	Existing Section AA	18 September 2018
p_pl_201	00	Existing Section BB	18 September 2018
p_pl_300	00	Existing Front Elevation	18 September 2018
p_pl_301	00	Existing Side Elevation	18 September 2018
p_pl_302	00	Existing Rear Elevation	18 September 2018
p_pl_001	01	Block Plan	8 January 2019
p_pl_110	04	Proposed Ground Floor Plan	8 January 2019
p_pl_111	06	Proposed First Floor Plan	30 January 2019
p_pl_112	05	Proposed Roof Plan	30 January 2019
p_pl_210	03	Proposed Section AA	8 January 2019
p_pl_211	03	Proposed Section BB	8 January 2019
p_pl_310	03	Proposed Front Elevation	8 January 2019
p_pl_311	05	Proposed Side Elevation	30 January 2019
p_pl_312	04	Proposed Rear Elevation	8 January 2019

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 paragraph 38 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. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.
3. 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  
5 February 2019