

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

DELEGATED APPLICATION

Application No: 6/2019/0274/HOUSE
Location: The Old Manse 40 Barleycroft Road Welwyn Garden City AL8 6JU
Proposal: Erection of single storey side and part single, part two storey rear extensions and erection of garden wall following demolition of existing wall
Officer: Mr Tom Gabriel

Recommendation: Granted

6/2019/0274/HOUSE

Context			
Site and Application description	<p>The application site comprises a large detached dwelling in a wide plot on the northern side of the road.</p> <p>The application is for the erection of single storey side and part single, part two storey, part first floor rear extensions and the erection of a garden wall following the demolition of the existing wall.</p> <p>The application is a re- submission following the refusal of the previous application on the site. The current application differs in the following way;</p> <ul style="list-style-type: none"> • the removal of a first floor extension to bedroom 4 		
Constraints (as defined within WHDP 2005)	<p>CA - Conservation Area: WGC1; - Distance: 0</p> <p>EM - Estate Management - Distance: 0</p> <p>Wards - Handside - Distance: 0</p> <p>CP - Cycle Path (National Cycle Network) - Distance: 7.43</p> <p>CP - Cycle Path (Cycle Facility / Route) - Distance: 7.43</p>		
Relevant planning history	<p>Application Number: 6/2018/2813/HOUSE Decision: Refused Decision Date: 21 December 2018</p> <p>Proposal: Erection of single storey side and part single, part two, part first floor rear extensions and erection of garden wall following demolition of existing wall</p> <p>Application Number: 6/2018/2817/EM Decision: Refused Decision Date: 21 December 2018</p> <p>Proposal: Erection of single storey side and rear extensions, first floor rear extension, two storey rear extension, new window opening in existing side elevation, internal alterations and alterations to driveway and garden wall</p> <p>Application Number: 6/2019/0269/EM Decision: Concurrent application</p> <p>Proposal: Erection of single storey side and part single, part two storey rear extensions and erection of garden wall following demolition of existing wall</p>		
Consultations			
Neighbour	Support: 0	Object: 0	Other: 0

representations			
Publicity	Site Notice Display Date: 15 February 2019 Site Notice Expiry Date: 8 March 2019 Press Advert Display Date: 20 February 2019 Press Advert Expiry Date: 6 March 2019		
Summary of neighbour responses	None received.		
Consultees and responses	Welwyn Hatfield Borough Council - Parking Services - I do not foresee any parking implications as a result of this planning application.		
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 SP9 – Place- making and High Quality Design SADM11 – Layout and Amenity SADM12 – Parking, Servicing and Refuse SADM15 – Heritage			
Main Issues			
Design (form, size, scale, siting) and Character (appearance within the streetscene)	<p>The site is located within Welwyn Garden City Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Authorities to have regard to the desirability of preserving or enhancing the character and appearance of the Conservation Area.</p> <p>Section 185 of the NPPF states plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:</p> <ol style="list-style-type: none"> a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place. <p>Section 196 of the NPPF state where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.</p> <p>The previous application was refused permission as a result of the size of the extensions together with the previous additions. The extensions the subject of this application have been reduced in size from those proposed in the previous application on the site through the removal of a first floor extension to bedroom 4 previously proposed. While the extensions would, when considered with the previous extensions to the dwelling, represent a reasonably significant quantum of built form, they would on balance be acceptable. They would not have a damaging impact upon its character. Cumulatively, the extensions</p>		

	<p>would relate to the character and scale of the original building in a suitable manner. They would have a satisfactory impact upon the character and appearance of the building and they would preserve the character and appearance of the Welwyn Garden City Conservation Area.</p> <p>As the development would lead to less than substantial harm to the Welwyn Garden City Conservation Area, it is not necessary to consider whether there are any public benefits to the proposal.</p> <p>The single storey side extension would be a minor addition to the dwelling while the rear extension would not be visible from the front of the property except at a narrow angle: of a suitable design and with matching materials, the extensions would accordingly not detract from the street scene.</p> <p>The re-sited garden wall would not have any harmful impacts upon the character and appearance of the property or the area either.</p>
Impact on neighbours	<p>The side extension would be sited adjacent to the garage of the neighbouring dwelling at 38 Barleycroft Road. It would accordingly have no adverse impacts upon this dwelling. It would not impact upon the other neighbouring or surrounding dwellings as a result of its siting in relation to them.</p> <p>There is one first floor window in the flank elevation of the neighbouring dwelling at 40a Barleycroft Road facing the application site. It is obscure glazed and serves a landing. The two storey element of the rear extension would not harm the outlook of this dwelling or appear overbearing when viewed from it as a consequence. Loss of light and overshadowing would similarly not be issues as a result of the siting of the dwellings with respect to each other. Though the proposed extension would have a first floor flank window (serving a bedroom) looking towards 40a, it would not harm the amenities of the occupiers of 40a as it would look onto the flank elevation with the obscure glazed window in and would not permit a view into the room served by that window. While there is also an existing window in the flank elevation of the existing dwelling at 40, it serves a landing and the opportunity for overlooking from it is far less from a bedroom window.</p> <p>The extension would not materially overlook the private amenity area of the neighbouring dwellings as a result of the angles involved. Moreover, the degree of overlooking would not be materially different from the existing situation due to the presence of the existing first floor rear facing window serving bedroom 5.</p> <p>The ground floor element of the proposed rear extension would not harm neighbour amenity as a result of its limited extent and siting.</p> <p>The re- sited wall would not have an adverse impact upon the neighbouring dwelling due to its limited nature.</p>
Access, car parking and highway considerations	Space for four cars to park within the curtilage of the dwelling would exist following the development, in compliance with the Council's Adopted Car Parking Standards.
Landscaping Issues	None.
Any other considerations	None.
Conclusion	
When considered cumulatively with the previous additions to the dwelling, the extensions the subject of this application would on balance relate to the dwelling in a suitable manner and would not have a	

detrimental impact upon the character and appearance of the building. The development would preserve the character and appearance of the Welwyn Garden City Conservation Area.

Harm to neighbour amenity would not arise from the proposed development.

The resulting dwelling would comply with the Council's Adopted Car Parking Standards.

The application is therefore recommended for approval.

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
E.02		Ground and First Floor Plans as Existing	6 February 2019
E.03		Roof Plan and Section A-A as Existing	6 February 2019
E.04	A	Elevations as Existing	6 February 2019
P.01	A	Block Plan as Proposed	6 February 2019
P.02	A	Ground and First Floor Plans as Proposed	6 February 2019
P.03	A	Roof Plan and Section A-A as Proposed	6 February 2019
P.04	A	Elevations as Proposed	6 February 2019
E.01	A	Block Plan as Existing	6 February 2019
Location Plan		Location Plan	6 February 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 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.
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
3 April 2019