

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

DELEGATED APPLICATION

Application No: 6/2019/1103/HOUSE
Location: 30 Sherrardspark Road Welwyn Garden City AL8 7JS
Proposal: Erection of rear orangery
Officer: Ms Louise Sahlke

Recommendation: Granted

6/2019/1103/HOUSE

Context	
Site and Application description	<p>The site comprises No.30 Sherrardspark Road, a two storey detached property of a typical red brick garden city design and which features a link-attached garage to the side. The house is of a symmetrical design and is set back from the road with a generous landscaped front garden. No.30 is a particularly prominent property within the Welwyn Garden City EMS Area, as it is at the junction of Sherrardspark Road and Mandeville Rise, located opposite the triangular green space forming the junction.</p> <p>The application seeks planning permission for the erection of an orangery. The proposed rear orangery would adjoin to the existing single storey rear extension. It would be the same height and depth of the existing single storey rear extension and would be designed with a flat roof.</p>
Constraints (as defined within WHDP 2005)	<p>CA - Conservation Area: WGC1; - Distance: 0 EM - Estate Management - Distance: 0 Wards - Sherrards - Distance: 0 HPGU - Digswell Sherrardspark - Distance: 0</p>
Relevant planning history	<p>Planning</p> <p>Application Number: N6/2009/2288/FP Decision: Granted Decision Date: 07 December 2009 Proposal: ERECTION OF SINGLE STOREY REAR EXTENSION AND RAISING PART OF FLAT ROOF</p> <p>Application Number: 6/2016/0912/HOUSE Decision: Refused Decision Date: 22 July 2016 Proposal: Conversion of existing garage and existing loft, to include insertion of front and rear dormers</p> <p>Application Number: 6/2016/1548/HOUSE Decision: Granted Decision Date: 28 October 2016 Proposal: Conversion of existing garage and existing loft to include insertion of front and rear dormers</p>

Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 29 May 2019 Site Notice Expiry Date: 19 June 2019 Press Advert Display Date: 5 June 2019 Press Advert Expiry Date: 19 June 2019		
Summary of neighbour responses	<ul style="list-style-type: none"> None. 		
Consultees and responses	The Gardens Trust - The Gardens Trust- we do not wish to comment.		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input checked="" type="checkbox"/> GBSP1 <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 R7 Protection of Ground and Surface Water R28 Historic Parks and Gardens D8 Landscaping <u>Draft Local Plan Proposed Submission 2016</u> SP4 Transport and Travel SP9 Place Making and High Quality Design SP11 Protection and enhancement of critical environmental assets SADM2 Highway Network and Safety SADM11 Amenity and Layout SADM12 Parking, Servicing and Refuse SADM14 Flood Risk and Surface Water Management SADM15 Heritage SADM16 Ecology and Landscape			
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 preserved 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			
See below.			
Comment (if applicable):			
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):

30 Sherrardspark Road is located within the Welwyn Garden City Conservation Area and part of the estate is characterised by detached and semi-detached properties. The estate is characterised by substantial soft landscaping and trees. The properties and their associated garages are set with large spacious gaps between them at first floor level. The properties are designed in a traditional manner.

As the application site is within the Conservation Area, there is a requirement to pay special attention to the desirability of preserving and enhancing the character or appearance of a conservation area in making a decision. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states;

“special attention shall be paid to the desirability of preserving and enhancing the character or appearance of that area”.

The National Planning Policy Framework 2019 and local planning policies also have a general duty to respect Conservation Areas in exercise of planning functions. In this instance, policies D1 and D2 of the District Plan 2005 are relevant, which seeks to ensure a high quality of design and to ensure that development respects and relates to the overall character of the area.

Assessment

The proposal is to erect a rear orangery. It is considered small in scale and would be in keeping with the existing dwelling, neighbouring properties and wider streetscene. In light of the above observations, the proposal is considered to be of a suitable form and design in keeping with the character of the existing property and the surrounding conservation area. Accordingly, the proposal complies with the National Planning Policy Framework 2019, Policies D1 and D2 of the District Plan 2005, and the Supplementary Design Guide 2005.

A condition is to be included requiring that materials to match. This is necessary given that this is a Conservation Area and details are limited.

Conclusion

Accordingly the proposed development would be of a good standard of design which has paid special attention to the desirability of preserving and enhancing the character or appearance of this application site and this part of the Welwyn Garden City Conservation Area. The proposal would comply with the provisions of Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 in preserving the conservation area, National Planning Policy Framework 2019, Policies D1 and D2 of the District Plan 2005 and Supplementary Design Guidance 2005.

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

Yes No N/A

Comment (if applicable):

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

Historic Parks and Gardens- Unregistered

The development is located within historic parks and gardens- unregistered. The development is unlikely to have an impact on heritage assets and is considered acceptable in regards to planning policy.

Conclusion

Subject to conditions, the proposal would preserve the appearance of the Conservation Area. The proposal would be acceptable in regards to visual and residential amenity. The proposal would be acceptable in regards to car parking. Therefore it is in accordance with planning policy.

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 Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.

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
4728-OS2		Block Plan	8 May 2019
4728-P01	A	Plans and Elevations as Proposed	8 May 2019
4728-E01		Plans and Elevations as Existing	8 May 2019
4728-OS1		Location Plan	8 May 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. 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.
4. 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 July 2019