

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

DELEGATED APPLICATION

Application No: 6/2019/1412/HOUSE
Location: 1 Roundwood Drive Welwyn Garden City AL8 7JZ
Proposal: Erection of a single storey rear extension
Officer: Mrs Sarah Madyausiku

Recommendation: Granted

6/2019/1412/HOUSE

Context	
Site and Application description	<p>A detached property on the east side of the street, it is one of a number of similarly designed houses in this residential area.</p> <p>The applicant seeks planning permission for the erection of a rear extension, including the removal of an existing single storey extension. The proposed extension would have a flat roof with an eaves height of approximately 2.8m. It would project from the existing rear elevation by approximately 3.6m and be 9.0m in width.</p> <p>The extension would marginally extend past the side elevation of the dwelling house which is in a Conservation Area, therefore requiring an assessment under the Planning Act.</p> <p>The proposed extension is identical to one recently granted planning permission in May 2019 (ref: 6/2019/0839/HOUSE). There was a query raised following the grant of this permission regarding the approved drawing (the revision number) that was referenced incorrectly. There was also an issue with the accuracy of the redline plan around the site as supplied by the applicant. The issue of the "redline" was queried by a neighbour and this was relayed to the applicant.</p> <p>As a result, this application is submitted to address those issues. However, as the proposed extension is identical and it was found to be acceptable in May 2019 this should be heavily weighted as a material consideration in this assessment.</p>
Constraints (as defined within WHDP 2005)	<p>CA - Conservation Area: WGC1; - Distance: 0</p> <p>Wards - Sherrards - Distance: 0</p>
Relevant planning history	<p>Application Number: 6/2019/0839/HOUSE Decision: Granted Decision Date: 29 May 2019</p> <p>Proposal: Erection of a single storey rear extension</p>

Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 27 June 2019 Site Notice Expiry Date: 18 July 2019 Press Advert Display Date: 26 June 2019 Press Advert Expiry Date: 10 July 2019		
Summary of neighbour responses	None		
Consultees and responses	-The Gardens Trust – “do not wish to comment”.		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> Paragraph 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 <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 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 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			
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):			
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):			
Would the development provide / retain sufficient parking?			

Yes No N/A

Comment (if applicable):

Any other issues

No objections were received from neighbouring properties in relation to the "redline" around the site, or any other issues. Land ownership disputes can be dealt with as a civil matter and should not necessarily prevent planning permission from being granted. In this case, the applicant has signed and submitted certificate "B" to ensure that their neighbour is aware of the proposal. The applicant has re-assessed and altered the redline plan to what they understand to be accurate. The Local Planning Authority advertised the application by means of a site notice, press advert and neighbour letters. The LPA has no reason to dispute this and therefore the planning application is assessed on its merits.

Conclusion

The proposed development would have an acceptable impact on the Welwyn Garden City Conservation Area, visual and residential amenity. The proposal would be acceptable with regard to car parking provision. The proposed development is considered acceptable in accordance with both National and Local Planning Policy.

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 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
4660-OS2	A	Block Plan	12 June 2019
4660-P01	B	Proposed Plans and Elevations	12 June 2019
4660-E01	B	Existing Plans and Elevations	12 June 2019
4660-OS1	A	Location Plan	12 June 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
31 July 2019