

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

DELEGATED APPLICATION

Application No: 6/2019/2293/HOUSE
Location: 34 Sherrardspark Road Welwyn Garden City AL8 7JS
Proposal: Erection of a single garage, single storey side and rear extension and a first floor side extension, installation of a first floor side gable window, and rooflights to facilitate conversion of loft, ground floor rear window, alterations to openings and extension of vehicle hardstanding and crossover following the demolition of attached double garage and utility room
Officer: Ms Emily Stainer

Recommendation: Granted

6/2019/2293/HOUSE

Context	
Site and Application description	<p>34 Sherrardspark Road comprises a two-storey detached house in the Welwyn Garden City Conservation Area. The property is an original 1920's building designed by Louis de Soissons.</p> <p>The following works which are shown on the proposed plans have already been approved under application 6/2019/1192/HOUSE:</p> <ul style="list-style-type: none"> • Erection of a single garage • Erection of a single storey side and rear extension • Erection of a first floor side extension • Installation of a rear window • Relocation of existing windows • Extension of vehicle hardstanding <p>A certificate of lawfulness has also been granted for the installation of 2 rear rooflights under reference 6/2019/1793/LAWP.</p> <p>It was noted following a site visit undertaken as part of the application that demolition works have commenced.</p> <p>Planning permission is therefore sought for the installation of a side gable window to facilitate the conversion of the loft to habitable space and the installation of a rear door at ground floor level. It is noted that the plans also show the replacement of the proposed garage door and the erection of front gates and fences.</p>
Constraints (as defined within WHDP 2005)	<p>CA - Conservation Area: WGC1; - Distance: 0</p> <p>EM - Estate Management - Distance: 0</p> <p>Wards - Sherrards - Distance: 0</p>

	HPGU - Digswell Sherrardspark - Distance: 0
Relevant planning history	<p>Application Number: E/1950/0690/ Decision: Granted Decision Date: 15 June 1950 Proposal: Addition of garage and covered play space to dwellinghouse</p> <p>Application Number: E/1962/0736/ Decision: Granted Decision Date: 23 May 1962 Proposal: Extension to garage</p> <p>Application Number: E/1969/1954/ Decision: Granted Decision Date: 26 November 1969 Proposal: Additional garage</p> <p>Application Number: N6/2012/1700/FP Decision: Granted Decision Date: 17 October 2012 Proposal: Erection of single storey side and rear extensions and alterations to existing garage to form double garage and extend existing crossover</p> <p>Application Number: W6/2012/1801/EM Decision: Granted Decision Date: 17 October 2012 Proposal: Erection of single storey side and rear extensions and alterations to existing garage to form double garage and extend existing crossover</p> <p>Application Number: W6/2012/1641/EM Decision: Granted Decision Date: 09 November 2012 Proposal: Replacement windows and French doors</p> <p>Application Number: W6/2013/2698/EM Decision: Granted Decision Date: 07 February 2014 Proposal: Erection of garden shed</p> <p>Application Number: 6/2019/1189/EM Decision: Granted Decision Date: 02 August 2019 Proposal: Erection of a single garage, single storey side and rear extension and a first floor side extension, installation of a rear window, relocation of existing windows and extension of vehicle hardstanding and crossover following the demolition of attached double garage and utility room.</p> <p>Application Number: 6/2019/1192/HOUSE Decision: Granted Decision Date: 02 August 2019 Proposal: Erection of a single garage, single storey side and rear extension and a first floor side extension, installation of a rear window, relocation of existing windows and extension of vehicle hardstanding and crossover following the demolition of attached double garage and utility room.</p> <p>Application Number: 6/2019/1793/LAWP</p>

	Decision: Granted Decision Date: 07 October 2019 Proposal: Certificate of lawfulness for the installation of two roof lights Application Number: 6/2019/1782/EM Decision: Granted Decision Date: 25 October 2019 Proposal: Erection of a single garage with new front door, single storey side and rear extension and a first floor side extension, installation of a side gable window and rooflights to facilitate conversion of loft, ground floor rear window, alterations to openings, erection of front fences and gates and extension of vehicle hardstanding and crossover following the demolition of attached double garage and utility room		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 9 October 2019 Site Notice Expiry Date: 30 October 2019 Press Advert Display Date: 16 October 2019 Press Advert Expiry Date: 30 October 2019		
Summary of neighbour responses	None		
Consultees and responses	The Gardens Trust - No comment.		
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 type="checkbox"/> M14 <input checked="" type="checkbox"/> Supplementary Design Guidance <input type="checkbox"/> Supplementary Parking Guidance <input type="checkbox"/> Interim Policy for car parking and garage sizes Others			
<u>Draft Local Plan Proposed Submission August 2016:</u> SP1 Delivering Sustainable Development SP9 Place Making and High Quality Design SADM11 Amenity and Layout SADM12 Parking, Servicing and Refuse SADM15 Heritage			
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):			
The application site is located within the Welwyn Garden City Conservation Area. Section 72 of the			

Listed Buildings and Conservation Areas Act states that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'. The specific historic environment policies within the NPPF are contained within paragraphs 184-202. Additionally, section 16 of the NPPF 'Conserving and enhancing the historic environment' is broadly consistent with Policy SADM15 'Heritage' of the Emerging Local Plan. Also of relevance, and consistent with the NPPF, is Policy D1 of the Saved Local Plan which requires high quality design.

The application property is architecturally paired with 38 Sherrardspark Road, which is situated on the opposite corner plot with Woodland Rise. No.38 has previously been granted permission for the installation of 2 rear rooflights and a side gable window to facilitate the conversion of the loft to habitable space. These works have been implemented. The window proposed to facilitate the loft conversion at the application site would mirror the opening on No.38 and provided the materials match the existing property, there is no objection raised. The proposed garage door would be finished with white UPVC which is an acceptable design in the Garden City. The proposed pivoting door at the rear of the property would match the previously approved sliding doors and would not be unduly visible from the streetscene. It would therefore be acceptable in the context of the site.

The proposed fence and gates, by reason of their overall height, position and design, would not be unduly prominent from public vantage points or out of keeping with the Garden City principles.

Would the development reflect the character of the dwelling?

Yes No N/A

Comment (if applicable): See above.

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

Yes No N/A

Comment (if applicable):

No comments have been received. The proposed alterations would not materially affect the residential amenities of adjoining residents through loss of day/sun/skylight or outlook.

The proposed side gable window would not be obscure glazed, however it would be located approximately 23 metres away from 38 Sherrardspark Road. The resulting relationship would not be significantly different to that which exists from the current first floor windows in this elevation and by virtue of the distance to neighbouring properties, it would not result in a loss of privacy. Similarly, the rooflights proposed at the rear of the property would be located a considerable distance from 2 Woodland Rise, mitigating potential harm in regard to overlooking. A loss of privacy is not considered to occur from the proposed ground floor openings.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

Conclusion

The proposed development would accord with relevant local and national planning policies.

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

- 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
P.01	C	Proposed Ground Floor Plan	17 September 2019
P.02	D	Proposed First Floor Plan	17 September 2019
P.03	D	Proposed Roof and Second Floor Plan	17 September 2019
P.04	C	Proposed NW and SE Elevations	17 September 2019
P.05	D	Proposed SW and NE Elevations	17 September 2019
E.01	B	Block Plan	17 September 2019
		Location Plan	17 September 2019
E.02		Existing Ground Floor Plan	3 October 2019
E.03		Existing First Floor And Roof Plan	3 October 2019
E.04		Existing NW and SE Elevations	3 October 2019
E.05		Existing SW and NE Elevations and Sections	3 October 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 or legal interest (easements or wayleaves) 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.
5. You are advised that the decision of Welwyn Hatfield Borough Council to this application does not remove the need to arrange separately (where applicable) for a dropped kerb and vehicle crossover to be installed to the satisfaction of Hertfordshire County Council as Highway Authority. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements and by a contractor who is authorised to work in the public highway.

Further information is available via the website
<http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047

Determined By:

Mr William Myers
27 November 2019