

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

**DELEGATED APPLICATION**

**Application No:** 6/2020/2410/HOUSE  
**Location:** 37 Sherrardspark Road Welwyn Garden City AL8 7JY  
**Proposal:** Erection of single storey rear extension, partial conversion of garage into study, internal alterations on ground and first floor and conversion of existing loft into habitable space including 4 x rear rooflights  
**Officer:** Ms Emily Stainer

**Recommendation:** Granted

6/2020/2410/HOUSE

<b>Context</b>			
<b>Site and Application description</b>	<p>37 Sherrardspark Road comprises a two-storey detached house in the Welwyn Garden City Conservation Area. This application seeks planning permission for the erection of a single storey rear extension, partial conversion of garage into study, internal alterations on the ground and first floor and the conversion of the existing loft into habitable space including the addition of 4 rear rooflights and a side window.</p> <p>A site visit was made by the case officer on the 1<sup>st</sup> October 2020, but only from public vantage points due to the restrictions in place as a result of the Coronavirus pandemic (COVID-19). A suitable level of information has been acquired in which to make a full and thorough assessment by use of the case officer's photographs taken from the street scene and additional photographs provided by the applicant. The specific merits of this case means that a full and complete assessment can be made in respect of this particular application.</p>		
<b>Constraints (as defined within WHDP 2005)</b>	<p>CA - Conservation Area: WGC1; - Distance: 0            EM - Estate Management - Distance: 0            Wards - Sherrards - Distance: 0            HPGU - Digswell Sherrardspark - Distance: 0</p>		
<b>Relevant planning history</b>	<p>Application Number: C6/1988/0168/FP            Decision: Granted            Decision Date: 11 April 1988            Proposal: Single storey side and rear extensions and new garage</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	<p>Site Notice Display Date: 1 October 2020            Site Notice Expiry Date: 22 October 2020            Press Advert Display Date: 7 October 2020</p>		

	Press Advert Expiry Date: 28 October 2020
<b>Summary of neighbour responses</b>	None
<b>Consultees and responses</b>	The Gardens Trust - We have no comments to make on the proposed extensions and garage conversion per se. We do note, however, that the application states that the property is in the 'original Welwyn Garden City vernacular' with which we concur. That being the case the insertion of a Velux window in the front roof is not in keeping with this property or with neighbouring properties where dormer windows have been used. We consider that a dormer window to the front would be more in keeping both with the house's 'WGC vernacular' and with the streetscape of this area.
<b>Relevant Policies</b>	
<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	
<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	
<b>Main Issues</b>	
<b>Is the development within a conservation area?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No The site is located within the Welwyn Garden City Conservation Area.	
<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</b> (if applicable): See below.	
<b>Would the development reflect the character of the area?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Comment</b> (if applicable): The revised National Planning Policy Framework (NPPF) has a stronger emphasis on good quality design than its predecessor. Paragraph 124 clearly advises that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and that good design is a key aspect of sustainable development. Paragraph 127 the NPPF further advises that decisions should ensure developments will function well, be visually attractive, sympathetic to local character and establish a strong sense of place. Policy GBSP2 of the Welwyn Hatfield District Plan 2005 states that development within the specified settlements will be limited to that which is compatible with the maintenance and enhancement of their character. Policy D1 requires the standard of design in all new development to be of a high quality and Policy D2 requires all new development to respect and relate to the character and context of the area in which it is proposed. It notes that development proposals should as a minimum maintain, and where possible, should enhance or improve the character of the existing area. The Welwyn Hatfield District Plan Supplementary Design Guidance (SDG) supplements the policies contained in the District Plan and states that extensions should be designed to complement and reflect the design and character of the dwelling and be subordinate in scale. The above objectives	

are broadly consistent with Policies SP1 and SP9 of the Council's Emerging Local Plan 2016.

The application site is additionally 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.

Sherrardspark Road typically consists of detached two storey redbrick housing dating from the 1950s onwards. Some properties do retain original features such as crittal windows and oak front doors. However, there are some original Louis de Soissons dwellings which date back to the 1920's/1930's. The proposed extension would measure approximately 4 metres in depth and would be constructed with a flat roof. It would extend across the majority of the width of the original host property and would be connected to the existing side extension. The extension would not be unduly visible from the streetscene.

Although it would extend some depth into the rear garden, the proposed extension would be of single storey nature and feature a roof height of approximately 3.6 metres above ground floor level. In the context of a wide and spacious plot, the extension would appear subordinate to the main dwelling. Moreover, a functional rear garden would also be retained. Given its siting with the majority of the extension only visible from the rear of the property, it is considered that it would not have a detrimental impact on the visual amenity of the street scene or the Conservation Area. The materials proposed would also match the existing property, which can be secured by condition. Overall there are no objections to policies D1 and D2 and it is considered the proposed alterations would respect the built form of the existing dwelling and surrounding area.

The proposed drawings have been amended during the application process to remove the front rooflight and include a flush flat roof light to the side to replace the proposed roof lantern. The proposed roof lights will be modest in size not excessively projecting from the roof slope. Given their location to the rear of the property, they would not be unduly visible from the street scene, therefore they will maintain the amenities and values of the conservation area. The proposal also involves the addition of a side gable window. This window would mirror openings on other properties in the area and provided the materials match the existing property, there is no objection raised. New ground floor windows would also be acceptable subject to the materials matching.

Subject to a condition securing matching materials, the impact upon the character and appearance of the dwelling and the street scene would therefore be acceptable, in compliance with the National Planning Policy Framework, Policies D1 and D2 of the District Plan and Policy SP9 of the emerging Local Plan. The proposal would also comply with the provisions of Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 in preserving the Conservation Area.

**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):

The impact of the proposed development on the residential amenity of neighbouring dwellings is considered in terms of the impact on neighbouring properties access to day/sun/sky light, and overshadowing. No objections are raised regarding the impact of the single storey rear extension by virtue of its modest height and the separation distance between properties.

Whilst views from the proposed roof lights will be able to be gained into neighbouring gardens, given their siting and direction of view where there are already rear windows at this property, the proposed roof lights would not have an undue detrimental impact on the residential amenity to neighbouring properties. A side gable window is proposed on the second floor, which would serve a bedroom. In order to prevent overlooking to the occupiers of 39 Sherrardspark Road, it is considered reasonable to recommend a condition to secure the window is obscure glazed and fixed to be non-opening below a height of 1.7 metres when measured from the internal finished floor level. Consequently, the window serving the bedroom would not give rise to an undue loss of privacy. This is acceptable as it is not the primary window to the bedroom which would also feature 2 rear facing Velux rooflights. The new ground floor windows would have an acceptable impact.

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

Yes  No  N/A

**Comment** (if applicable):

The existing driveway is able to accommodate at least 3 parking spaces, therefore no objections are raised in this regard.

**Conclusion**

Subject to the suggested conditions, the proposed development would accord with relevant local and national planning policies.

**Conditions:**

1. The brickwork, bond, mortar, windows, detailing, guttering, soffits and other external decorations of the approved extension/alterations must match the existing dwelling 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.

2. The proposed second floor window located in the gable wall forming the side elevation hereby approved must be obscure-glazed and non-opening unless the part of the window which can be opened is more than 1.7 metres above the floor of the room in which the window is installed, and shall be retained in that form thereafter.

REASON: To protect the residential amenity and living conditions of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

**DRAWING NUMBERS**

3. 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>
E01		Location & Block Plan	21 September 2020

E02		Existing Plans, Elevations & Roof Plan	21 September 2020
P02	A	Proposed Ground & First Floor Plan	12 November 2020
P01		Proposed Location & Block Plan	21 September 2020
P03	A	Proposed Second Floor Plan, Roof Plan And Elevation	12 November 2020

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. In addition, and separate to your planning permission, for the majority of schemes, you are required by law to appoint a building regulator who will inspect your property at various stages during the course of your building project. This is to ensure it is compliant with the Building Regulations and the Building Act 1984.

The checks the building regulator will carry out include, but are not limited to, the structure, foundations, fire precautions and escape routes, electrical and plumbing compliance and other issues such as drainage and insulation. The objective of

these checks is to ensure that your building is safe to live in, accessible and environmentally sustainable.

Once all build stages are checked and the works are finished, a Completion Certificate is issued confirming that these objectives have been met. You will also need the Completion Certificate, should you sell the property, as it will confirm to future owners that the work has been carried out in compliance with the Regulations.

As the owner of the property, you are responsible for Building Regulations compliance so we would urge you to decide which regulator to use, as opposed to leaving your builder or architect to make the choice. This is so that you can be sure the building regulator is truly independent and working to protect you from any breach or omission during the works.

Hertfordshire Building Control Limited are a Company wholly owned by eight local authorities in Hertfordshire including Welwyn Hatfield Borough Council. Please contact them on 01438 879990 or at [buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk) to discuss the process and all that is involved. Or alternatively refer to the Homeowner Information section on their website at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk)

**Determined By:**

Mr Michael Robinson  
16 November 2020