

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

**DELEGATED APPLICATION**

**Application No:** 6/2021/3107/HOUSE  
**Location:** 2 Densley Close Welwyn Garden City AL8 7JX  
**Proposal:** Erection of 1 x carport involving demolition of existing carport  
**Officer:** Ms Elizabeth Mugova

**Recommendation:** Granted

6/2021/3107/HOUSE

<b>Context</b>			
<b>Site and Application description</b>	The application site is situated to the west of Densley Close and consist of a detached property.		
<b>Constraints (as defined within WHDP 2005)</b>	CA - Conservation Area: WGC1; - Distance: 0 EM - Estate Management - Distance: 0 Wards - Sherrards - Distance: 0 HPGU - Digswell Sherrardspark - Distance: 0		
<b>Relevant planning history</b>	<p>Application Number: E/1970/0816/ Decision: Granted Decision Date: 12 May 1970 Proposal: Alterations and additions to house.</p> <p>Application Number: 6/2021/3186/EM Decision: Granted Decision Date: 05 January 2022 Proposal: Erection of 1 x carport involving demolition of existing carport</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Site Notice Display Date: 12 January 2022 Site Notice Expiry Date: 2 February 2022 Press Advert Display Date: 19 January 2022 Press Advert Expiry Date: 9 February 2022 Neighbour letters		
<b>Summary of neighbour responses</b>	No representations received		
<b>Consultees and responses</b>	Conservation Officer – Comments <ul style="list-style-type: none"> <li>• no objections to the demolition of the current carport which is a later alteration</li> <li>• proposal would cause the lowest end of ‘less than substantial harm’ to the significance of the Conservation Area</li> <li>• the proposals do not preserve or enhance the character or appearance of the Conservation Area</li> </ul>		

**Relevant Policies**

NPPF  
 D1  D2  GBSP1  GBSP2  M14  
 Supplementary Design Guidance  Supplementary Parking Guidance  Interim Policy for car parking and garage sizes  
Welwyn Hatfield Draft Local Plan 2016: SP9, SADM11, SADM12, SADM15

**Main Issues****Is the development within a conservation area?**

Yes  No

**Would the significance of the designated heritage asset be preserved or enhanced?**

Yes  No

**Comment** (if applicable): 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 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 chapter 16 'Conserving and enhancing the historic environment' of National Planning Policy Framework (NPPF) at paragraphs 194-208.

Local Planning Authorities are advised, when determining planning applications, to take account of, amongst other things: "*a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness*"

The application dwelling is located within the Welwyn Garden City Conservation Area, and is within the characterisation area known as Residential Areas. This area has a suburban and residential character, and while there is variation in the size, type and design of houses one of the common styles is Arts and Crafts, of which 2 Densley Close is one.

The Conservation Officer has been consulted on this application and confirmed no objection to the demolition of the current carport, which is a modern addition and is itself harmful to the Conservation Area. The Conservation Officer acknowledged that the proposed car port is less harmful than the current, but considered that it would still be harmful as it would not be in keeping with the character of the property or the Conservation Area. They concluded that the proposed replacement carport would cause the lowest end of 'less than substantial harm' to the significance of the Conservation Area.

The agent has confirmed that the carport would feature a shallow mono-pitched roof behind a level fascia. The structure would be lightweight and more streamlined compared to the existing and would be finished in white aluminium to match the white side gate, garage doors and windows of the application property. Whilst the carport would project forward of the host dwelling, it would be to a similar extent as the existing carport.

Whilst the concerns of the Conservation Officer are acknowledged, on the basis that the proposed carport would be less harmful than the existing carport, the Local Planning Authority would not be justified in refusing planning permission.

As such, planning officers have judged that the proposal would, on balance, maintain the character and appearance of the dwelling and the Welwyn Garden City Conservation Area.

**Would the development reflect the character of the area?**

Yes  No

**Comment** (if applicable):

**Would the development reflect the character of the dwelling?**

Yes  No  N/A

**Comment** (if applicable):

**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):

**Conclusion**

Subject to a planning condition regarding colour of the carport, it is considered that the proposal to comply with relevant local and national planning policies.

**Conditions:**

1. The carport hereby permitted must be white in colour to match the side gate, windows and garage doors of the application property.

REASON: To protect the character and appearance of the original building and the amenities of the area in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

**DRAWING NUMBERS**

2. 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>
Location Plan		Location Plan	1 November 2021
		Block Plan.jpeg	8 November 2021
		Existing Elevations.jpeg	8 November 2021
		Proposed Elevations.jpeg	8 November 2021
Block Plan		Block Plan	9 November 2021
		Existing Elevations	9 November 2021
		Existing Rear Elevation	9 November 2021

Proposed Elevations 9 November 2021

Proposed Rear Elevation 9 November 2021

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).

**Determined By:**

Mr Mark Peacock  
25 February 2022