

Part I

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Executive Member: Councillor S. Boulton

Handside Ward

WELWYN HATFIELD BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE – 1 DECEMBER 2022  
REPORT OF THE ASSISTANT DIRECTOR (PLANNING)

6/2022/2232/HOUSE

57 Attimore Road, Welwyn Garden City AL8 6LG

ERECTION OF A SINGLE STOREY REAR EXTENSION AND SINGLE STOREY FRONT EXTENSION TO REPLACE EXISTING PORCH, ALTERATIONS TO THE EXISTING FRONT EXTENSION, REMOVAL OF SECONDARY REAR CHIMNEY AND RE-ROOFING OF ENTIRE PITCHED ROOF

APPLICANT: Mr & Mrs Thomson

**1 Site Description**

- 1.1 The application site is located on the west side of Attimore Road and is set back slightly from the highway at a slightly lower gradient.
- 1.2 The site consists of a two storey detached dwelling set within a spacious plot and deep rear garden.
- 1.3 The site's frontage consists of a block paved driveway and is partly soft landscaped.
- 1.4 The surrounding area is wholly residential in character and appearance and consists mostly of detached dwellings having variation in character, form and design.

**2 The Proposal**

- 2.1 This planning application seeks permission for the erection of a single storey rear extension and single storey front extension to replace existing porch with alterations to the existing front extension, removal of the secondary rear chimney and re-roofing of the entire pitched roof.
- 2.2 The proposed rear extension would measure approximately 3m in height and consist of aluminium framed sliding doors, two skylights and a window within the side elevation.
- 2.3 The front extension would infill the section between the existing front extension and porch, which will be replaced.
- 2.4 Works also include the removal of one of the chimneys and reroofing the existing roof with matching roof tiles.

**3 Reason for Committee Consideration**

- 1.1 This application is presented to the Development Management Committee because the applicant is a Councillor for Welwyn Hatfield Borough Council. The Monitoring Officer has confirmed that the application has been processed normally in accordance with planning legislation.

3.1

#### **4 Relevant Planning History**

- 4.1 Application reference: 6/2022/1269/HOUSE  
Description: Installation of new rafters at low roof level to the existing roof to allow for the installation of eaves and fascia's.  
Decision: Granted  
Decision Date: 22 July 2022

#### **5 Relevant Planning Policy**

- 5.1 National Planning Policy Framework 2012 (NPPF)  
5.2 Welwyn Hatfield District Plan 2005 (Local Plan)  
5.3 Draft Local Plan Proposed Submission 2016  
5.4 Supplementary Design Guidance 2005 (Statement of Council Policy) (SDG)

#### **6 Site Designation**

- 6.1 The site lies within the Conservation Area and settlement of Welwyn Garden City as designated in the Welwyn Hatfield District Plan 2005.

#### **7 Representations Received**

- 7.1 The application was advertised by means of neighbour notification letters, site notice and within the Welwyn Hatfield Times. No responses have been received to the notification letters and the press advert. Any responses to the site notice will be reported by way of a Members' update.

#### **8 Consultations Received**

- 8.1 Place Services, Conservation Officer – No objection

#### **9 Analysis**

- 9.1 The main planning issues to be considered are:

- 1. Whether or not the proposal is of high quality design in accordance with the principles of the Welwyn Hatfield District Plan (2005) enhance and preserve the context and character of the Conservation Area (D1, D2, D3, Supplementary Design Guidance (SDG) and National Planning Policy Framework (NPPF)**
- 2. The impact of the proposal on the residential amenity of the adjoining properties and future occupants (D1 and Supplementary Design Guidance (SDG)**
- 3. Other considerations, The impact on Parking (M14 and SPG), Interim Car Parking Standards**

## **1. Quality of design and impact on character and context of the area**

- 9.2 The Government attaches great importance to the design of the built environment. The National Planning Policy Framework (NPPF) notes that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Planning decisions should aim to ensure that developments add to the overall quality of the area; respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.
- 9.3 Section 72 of the Listed Buildings and Conservations Areas Act (1990) states that 'special attention shall be paid to the desirability of preserving or enhancing the character or the appearance of that area'. Furthermore, saved 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. Policy GBSP2 requires that 'within specified settlements development will be limited to that which is compatible with the maintenance and enhancement of their character'. The Welwyn Hatfield District Plan Supplementary Design Guidance (SDG) supplements the policies contained in the District Plan.
- 9.4 This application seeks planning permission for the erection of a single storey rear extension and single storey front extension to replace existing porch with alterations to the existing front extension, removal of secondary rear chimney and re-roofing of entire pitched roof.
- 9.5 The proposed rear extension would not be visible within Attimore Road. It is not considered that the extension and associated development would be overly prominent being a single storey extension and as such would not be a detrimental feature.
- 9.6 Whilst, the proposed development to the front of the dwelling and works to the roof would be visible within the streetscene, it is not considered that the front extension would be overly prominent considering matching materials would be used and the proposed size of the development being an infill single storey extension.
- 9.7 It is recommended that a condition is included to ensure that the materials proposed would match those within the existing dwelling, which would respect and preserve the character and appearance of the Welwyn Garden City Conservation Area.
- 9.8 The proposed development would adequately respect and relate to the existing dwelling, by virtue of its proposed scale, design and architectural form and detailing and would not result in harm to the character and appearance of the streetscene. Furthermore, the proposed extension would preserve the character and heritage of the Welwyn Garden City Conservation Area in accordance with the National Planning Policy Framework; Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance.

## **2. Impact on Neighbours**

- 9.9 Policy D1 and the SDG 2005 requires developments to maintain the residential amenity of neighbouring occupiers. These are assessed in terms of overbearing impact, loss of day or sunlight and overlooking /loss of privacy.
- 9.10 This development would not be unduly dominant nor result in any adverse loss of light from any neighbouring properties, having regard to both its scale, form and location. As such, it is considered that the living conditions of neighbouring occupiers would be maintained.

### **3. The Impact on Parking**

- 9.11 The proposed development is not considered to have any detrimental impact on the parking provision for this site.

## **10 Conclusion**

- 10.1 The proposed development would complement and reflect the design and character of the existing dwelling and would appear subordinate in scale. The proposed extension would therefore adequately respect and relate to the existing dwelling, representing a high standard of design that would sufficiently maintain and preserve the character, appearance and heritage of the Welwyn Garden City Conservation Area. Furthermore, the proposal would not result in any significant detrimental impact on the residential amenity of neighbouring properties. The proposal is therefore considered acceptable and is in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guide and the National Planning Policy Framework.

## **11 Recommendation**

- 11.1 It is recommended that planning permission be granted subject to the following conditions:

1. The brickwork, roof tile, bond, mortar, windows, 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

2. The development/works shall not be started or completed other than in accordance with the approved plans and details:

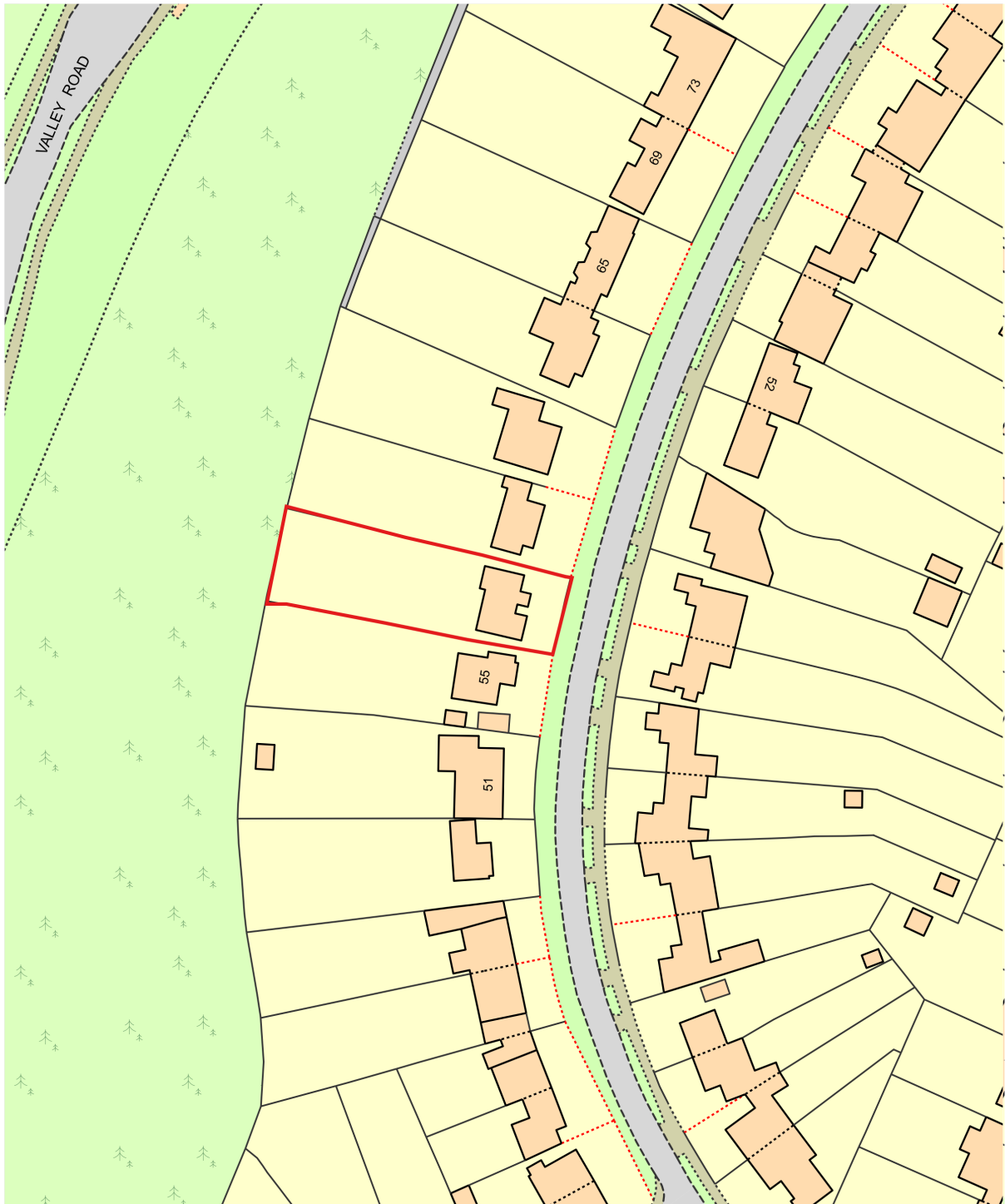
<b>Plan Number</b>	<b>Details</b>	<b>Received Date</b>
0851/01/115	OS Map and Block Plan	27/09/2022
0851/02/100	Proposed Ground Floor and Roof Plans	27/09/2022
0851/02/101	Proposed Elevations	27/09/2022
0851/01/101	Existing Elevations	27/09/2022
0851/01/100	Existing Ground Floor and Roof Plans	27/09/2022


## 1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 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).

Kerrie Charles (Development Management)

Date 04 November 2022



 <b>WELWYN HATFIELD</b>  Council Offices, The Campus Welwyn Garden City, Herts, AL8 6AE	57 Attimore Road Welwyn Garden City AL8 6LG		Scale: DNS
			Date: 18-11-2022
	Development Management Committee	6/2022/2232/HOUSE	I Azunma
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