
Appeal Decision

Site visit made on 8 November 2016

by L Fleming BSc (Hons) MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 10th November 2016

Appeal Ref: APP/C1950/D/16/3157480

40 Harmer Green Lane, Digswell, Welwyn AL6 0AT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs B Bacon against the decision of Welwyn Hatfield Borough Council.
 - The application Ref 6/2016/0779/HOUSE, dated 25 April 2016, was refused by notice dated 21 June 2016.
 - The development proposed is a first floor side/rear extension including balcony and Juliette balcony.
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Decision

1. The appeal is allowed and planning permission is granted for a first floor side/rear extension including balcony and Juliette balcony at 40 Harmer Green Lane, Digswell, Welwyn AL6 0AT in accordance with the terms of the application, Ref 6/2016/0779/HOUSE, dated 25 April 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with approved plans: Location Plan Drawing No 3863-OS1, Block Plan Drawing No 3863-OS2, Plans and Elevations as Existing Drawing No 3863-E01 and Plans and Elevations as Proposed Drawing No 3863-P01.
 - 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

3. The appeal property is a large detached dwelling set in a spacious plot in a residential area mainly comprising detached dwellings of a varied character, set back from the road with space between buildings and set in large plots with mature trees and shrubs. Overall the area has a spacious and verdant character and appearance.
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4. I acknowledge that the appeal dwelling has been extended significantly over many years. However, the proposed extension would incorporate a hipped roof matching the main roof, with the ridge of the proposed extension set down from the ridge of the main roof. Furthermore, the front elevation of the proposed extension would be set back from the main front elevation of the appeal dwelling and the extension would be constructed from materials that would match the original dwelling. In my view, the proposed extension would therefore appear subservient to the host property and would complement its character.
5. Although the proposed extension would extend into the space between the appeal dwelling and No 38 Harmer Green Lane (No 38), even after the extension there would be a significant gap between the extended appeal dwelling and the side boundary with No 38. Furthermore, No 38 is also set off the shared boundary with the appeal dwelling. Thus, I find sufficient space would be retained after the proposed development between the appeal dwelling and No 38 for there to be no harm to the spacious character of the area.
6. In reaching these conclusions I have had regard to the Welwyn Hatfield District Plan Supplementary Design Guidance (2005) but overall, for the reasons given the proposed extension would appear subservient to the host building and the proposed development would not harm the spacious character and appearance of the area.
7. The proposal would therefore be in accordance with the development plan and the good design aims of the National Planning Policy Framework. It would specifically accord with Policies D1, D2 and GBSP2 of the Welwyn Hatfield District Plan (2005) which aim to ensure good design and that new development maintains or enhances the character of an area.

Conditions

8. The conditions imposed are those which have been suggested by the Council. In addition to the standard timescale condition, I have imposed a condition specifying the relevant drawings as this provides certainty. I have also imposed a condition which requires materials to match the existing dwelling in the interests of safeguarding the character and appearance of the area.

Conclusion

9. For the reasons set out above, I conclude that the appeal should be allowed.

L Fleming

INSPECTOR