

Appeal Decision

Site visit made on 21 February 2017

by H Lock BA (Hons) DipTP MRTPI

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

Decision date: 27 February 2017

Appeal Ref: APP/C1950/D/17/3166418

45 Broomfield Road, WELWYN, Hertfordshire, AL6 9DL

- 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 Mrs Angela Bonner against the decision of Welwyn Hatfield Borough Council.
 - The application Ref. 6/2016/1850/HOUSE was refused by notice dated 2 November 2016.
 - The development proposed is erection of front porch.
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Decision

1. The appeal is allowed and planning permission is granted for erection of front porch at 45 Broomfield Road, WELWYN, Hertfordshire, AL6 9DL in accordance with the terms of the application, Ref. 6/2016/1850/HOUSE, 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 the following approved plans: Location plan and drawing no. 0607 Rev A.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Procedural Matter

2. Although the Council's decision notice lists the refused plans as 'Location Plan & 0607 received and dated 08/09/2016', the drawing no. supplied is referenced 0607 Rev A. As this is the stated drawing no. on the planning application form, dated 08/09/2016, I have based my decision on this drawing.

Main Issue

3. Policy GBSP1 of the Welwyn Hatfield District Plan 2005 (DP) states that the towns and specified settlements listed in Policy GBSP2 are excluded from the Green Belt, and Welwyn is identified in that policy as a 'specified settlement' where development will be limited to that which is compatible with the maintenance and enhancement of their character and the maintenance of their Green Belt boundaries. The Council has confirmed that the site is not regarded as within the Green Belt, and accordingly the main issue is the effect of the
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proposal on the character and appearance of the appeal property, the semi-detached pair of which it forms part, and the wider street scene.

Reasons

4. The appeal property is a semi-detached house within a residential development that is cohesive as a result of repeated house types, materials and detailing. In particular, a typical feature of the dwellings in the vicinity is a flat porch canopy over the entrance door. This is a retained feature on the appeal property and the attached house. However, within the wider context of Broomfield Road and the nearby Broomfield Close there are a number of porches and front extensions which vary in terms of size, design and materials.
5. In this context, it is not unusual in the locality for the symmetry and balance of a semi-detached pair, or indeed terraced houses, to be altered as a result of an extension. I acknowledge that the design of the proposed porch includes a substantial roof area, but its design reflects the roof pitch and style of the main house. Given the modest depth of the proposal I do not consider that this would result in an unduly dominant addition to the property or the semi-detached pair of which it forms part. A number of extensions in the vicinity span much of the width of the host dwelling, whereas the width of the proposed extension would appear proportionate to the front elevation. Overall, the extension would complement the design of the appeal property and would appear subordinate in scale, as sought by the Council's published Supplementary Design Guidance.
6. I therefore conclude that the proposal would be acceptable in its impact on the character and appearance of the appeal property, the semi-detached pair of which it forms part, and the wider street scene. It would constitute the high quality standard of design sought by DP Policy D1, and would respect and relate to the character and context of the area as required by DP Policy D2.

Conditions

7. In addition to the standard time limit, I have attached a condition specifying the approved drawings as this provides certainty. It is also appropriate to control materials to match the existing dwelling, in order to safeguard the character and appearance of the development and the area.

Conclusion

8. In conclusion, the National Planning Policy Framework establishes a presumption in favour of sustainable development, and part of its environmental strand is to contribute to protecting and enhancing the built environment. A core planning principle of the Framework is to always seek to secure high quality design, and for the reasons given above the proposal would comply with this principle and would be sustainable development supported through the Framework. As a consequence, I conclude that this appeal should be allowed.

H Lock

INSPECTOR