

The Spinney, High Road, Essendon, Herts, AL9 6HP

Section 73 Application for Variation of Condition

Supporting Statement

Prepared by Chassay Studio

On behalf of Essendon Property Ventures Ltd

May 2019



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A. Summary and Conclusions

1. This supporting statement accompanies the application to vary condition no. 10 (that sets out the list of approved plans and documents) of the planning permission (Welwyn Hatfield Borough Council ref. 6/2018/0804/FULL; “the permission”) for the erection of three dwellings (1 x 3 bedroom and 2 x 4-bedroom) following the demolition of existing buildings at The Spinney, High Road, Essendon, Hertfordshire, AL9 6HP.

2. The variation seeks to update the documents referred to in condition no.10 to reflect the following:

“variation of condition 10 of permission (Council ref 6/2018/0804/FULL) to allow a minor amendment to the design of the house on Plot 2 at ground floor level only, to enclose the pergola-covered terrace at the south end of the house and thereby make a slight enlargement to the family kitchen/dining room.”

3. All other elements of the scheme will remain as consented and the proposed wording to condition no.10 is therefore:

Variation of Condition 10		
	Existing Wording	Proposed Wording
Condition 10	<p>Drawing Numbers: The development /works shall not be started and completed other than in accordance with the approved plans and details:</p> <p>1610-A-63 v8 & 1610-A-43 v8 & 1610-A-01 v8 & 1610-A-30 v8 & 1610-A-31 v8 & 1610-A-32 v8 & 1610-A-40 v8 & 1610-A-41 v8 & 1610-A-42 v8 & 1610-A-44 v8 & 1610-A-45 v8 & 1610-A-46 v8 & 1610-A-47 v8 & 1610-A-48 v8 & 1610-A-60 v8 & 1610-A-61 v8 & 1610-A-62 v8 & 1610-A-64 v8 1610-A-66 v8 & 1610-A-67 v8 & 1610-A-68 v8 & 1610-A-80 v8 & 1610-A-81 v8 & 1610-A-82 v8 & 1610-A-83 v8 & 1610-A-84 v8 & 1610-A-85 v8 & 1610-A-86 v8 & 1610-A-87 v8 & 1610-A-65 v8 & 1610-A-00 v8 PRI19764-01 & PRI19764-03B received 26 March 2018 & 1610-A-02 v8 & 1610-A-03 v8 & 1610-A-04 v8 & 1610-A-05 v8 received 29 March 2018</p>	<p>Drawing Numbers: The development /works shall not be started and completed other than in accordance with the approved plans and details.</p> <p>1610-A-00 v8 & 1610-A-01 v8 & 1610-A-40 v8 & 1610-A-41 v8 & 1610-A-42 v8 & 1610-A-43 v8 & 1610-A-44 v8 & 1610-A-45 v8 & 1610-A-46 v8 & 1610-A-47 v8 & 1610-A-48 v8 & 1610-A-68 v8 & 1610-A-80 v8 & 1610-A-81 v8 & 1610-A-82 v8 & 1610-A-83 v8 & 1610-A-84 v8 & 1610-A-85 v8 & 1610-A-86 v8 & 1610-A-87 v8 & PRI19764-01 & PRI19764-03B received 26 March 2018 & 1610-A-02 v8 & 1610-A-03 v8 & 1610-A-04 v8 & 1610-A-05 v8 received 29 March 2018 & 1610-A-30 v9 & 1610-A-31 v9 & 1610-A-32 v9 & 1610-A-60 v9 & 1610-A-61 v9 & 1610-A-62 v9 & 1610-A-63 v9 & 1610-A-64 v9 & 1610-A-65 v9 & 1610-A-66 v9 & 1610-A-67 v9 received 17 May 2019.</p>

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4. The applicant, Essendon Property Ventures Ltd, wishes to make an amendment to the design of the house on Plot 2 to make an improvement to the residential amenity of the house.
5. The proposed improvement is to make a slight enlargement to the family kitchen/dining room at ground floor level. The purpose of this room is to be the heart of the family home and accommodate three functions: cooking, dining and relaxing/socialising. In the consented design the plan arrangement accommodates the cooking and dining functions satisfactorily but the space left for relaxing/socialising is compromised. The proposed enlargement of this room will result in a much improved plan arrangement where all three functions of this room will be accommodated equally successfully.
6. We are seeking to make this change by varying the plans of the consented scheme.
7. The enlargement of the kitchen/dining room will be achieved without increasing to overall bulk and mass of the building. The consented design includes a pergola-covered paved terrace adjacent to the south wall of the kitchen/dining room. The beams that form the pergola are supported on brick beams supported by brick columns.
8. The kitchen/dining room is to be enlarged by extending the flat roof to replace the pergola and installing sliding/folding glazed doors between the brick columns. This minor amendment will increase the floor space by 19m² but as it will be achieved by inserting the glazed doors within the already-consented brick structure for the pergola there will be no increase in the built bulk or mass of the building.
9. The sliding/folding glazed doors will be of an identical character and appearance as those shown on the consented elevation drawings and will hence harmonise with the rest of the already consented design.
10. We believe that this minor change will make a significant improvement overall.

B. Introduction

11. This supporting statement accompanies the application to vary condition no. 10 of the planning permission (Welwyn Hatfield Borough Council ref. 6/2018/0804/FULL; “the permission”) for the erection of three dwellings (1 x 3 bedroom and 2 x 4-bedroom) following the demolition of existing buildings at The Spinney, High Road, Essendon, Hertfordshire, AL9 6HP.
12. The variation seeks to update the documents referred to in condition no.10 to reflect the following:

“variation of condition 10 of permission (Council ref 6/2018/0804/FULL) to allow a minor amendment to the design of the house on Plot 2 at ground floor level only, to enclose the pergola-covered terrace at the south end of the house and thereby make a slight enlargement to the family kitchen/dining room.”

The Site

13. The site lies on the edge of the village of Essendon, Hertfordshire located along High Road (B158). The site faces west adjacent to Essendon Brook, with Essendon Golf Course located to the east of the site.
14. There are a number of larger properties located to the south of the site along High Road. The site is served by direct rail links to London from Brookmans Park, Potters Bar and Broxbourne railway stations and is located within close proximity to the M25, via the A1000, thus providing good transport connections to destinations across the UK.
15. The site is currently occupied by a single detached house (Use Class C3) which can be accessed from High Road, Essendon. Mature trees and dense hedgerow along the site’s boundaries screen the site from High Road and neighbouring properties.

Planning History

16. Permission has been secured for several extensions and outbuildings under permitted development rights (see Welwyn Hatfield Council ref (S6/2015/1203/HH) as well as a Certificate of Lawfulness (see Welwyn Hatfield Council ref S6/2015/0727/LUP).
17. A planning application (see Welwyn Hatfield Council ref. 6/2016/1118/FUL) for the site was granted in October 2016, for a scheme comprising the demolition of the existing buildings and construction of two new architect-designed dwellinghouses. This permission included two parking spaces per dwelling and an additional access onto the B158 High Road.
18. Following the above permission, a certificate of lawfulness was secured at the site for the erection of 2 detached single storey outbuildings - one to be used as a home study and the other to be used as a home gym (see Welwyn Hatfield Council ref. 6/2016/2545/LAWP).
19. An application to vary condition 1 of the planning permission 6/2016/1118/FULL was granted in September 2017 to allow alteration of the site boundary between plots 1 and 2,

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relocation of the permitted dwellinghouse within plot 2 and relocation of the proposed second site access onto the B1568 High Road, and associated amendments to arboricultural works (see Welwyn Hatfield Council ref. 6/2017/1319/VAR).

20. A planning application (see Welwyn Hatfield Council ref. 6/2018/0804/FUL) for the site was granted in June 2018, for a scheme comprising the demolition of the existing buildings and construction of three new dwellings (1 x 3-bedroom and 2 x 4-bedroom). This permission included detached double garages for each dwelling and an additional access onto the B158 High Road.

Application Documents

21. As well as this supporting statement, the application is supported by:

- Application Form;
- Design Statement;
- Plans, elevations and section;
 - 1610-A-30 v9 Site Plan - Proposed
 - 1610-A-31 v9 Site Plan - Proposed - Showing Root Protection Areas
 - 1610-A-32 v9 Site Plan - Proposed - Showing Tree Analysis
 - 1610-A-60 v9 Proposed House - Plot 2 - Ground Floor Plan
 - 1610-A-61 v9 Proposed House - Plot 2 - First Floor Plan
 - 1610-A-62 v9 Proposed House - Plot 2 - Roof Plan
 - 1610-A-63 v9 Proposed House - Plot 2 - West Elevation
 - 1610-A-64 v9 Proposed House - Plot 2 - North Elevation
 - 1610-A-65 v9 Proposed House - Plot 2 - East elevation
 - 1610-A-66 v9 Proposed House - Plot 2 - South Elevation
 - 1610-A-67 v9 Proposed House - Plot 2 - Section A

C. The Proposed Variation

22. This supporting statement accompanies the application to vary condition no. 10 of the planning permission (Welwyn Hatfield Borough Council ref. 6/2018/0804/FULL; “the permission”) for the erection of three dwellings (1 x 3 bedroom and 2 x 4-bedroom) following the demolition of existing buildings at The Spinney, High Road, Essendon, Hertfordshire, AL9 6HP.

23. The variation seeks to update the documents referred to in condition no.10 to reflect the following:

“variation of condition 10 of permission (Council ref 6/2018/0804/FULL) to allow a minor amendment to the design of the house on Plot 2 at ground floor level only, to enclose the pergola-covered terrace at the south end of the house and thereby make a slight enlargement to the family kitchen/dining room.”

24. The original planning permission (Council ref. 6/2018/0804/FULL) was granted on 14 June 2018, with 11 conditions, albeit with two conditions numbered as condition 10 on the decision notice. The second of these conditions numbered as condition 10 states that:

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

1610-A-63 v8 & 1610-A-43 v8 & 1610-A-01 v8 & & 1610-A-30 v8 & 1610-A-31 v8 & 1610-A-32 v8 & 1610-A-40 v8 & 1610-A-41 v8 & 1610-A-42 v8 & 1610-A-44 v8 & 1610-A-45 v8 & 1610-A-46 v8 & 1610-A-47 v8 & 1610-A-48 v8 & 1610-A-60 v8 & 1610-A-61 v8 & 1610-A-62 v8 & 1610-A-64 v8 1610-A-66 v8 & 1610-A-67 v8 & 1610-A-68 v8 & 1610-A-80 v8 & 1610-A-81 v8 & 1610-A-82 v8 & 1610-A-83 v8 & 1610-A-84 v8 & 1610-A-85 v8 & 1610-A-86 v8 & 1610-A-87 v8 & 1610-A-65 v8 & 1610-A-00 v8 PRI19764-01 & PRI19764-03B received 26 March 2018 & 1610-A-02 v8 & 1610-A-03 v8 & 1610-A-04 v8 & 1610-A-05 v8 received 29 March 2018”

25. This application therefore seeks to vary condition no.10, to amend the wording of the condition to reflect the revised plans which set out the minor amendment to the design of the house on plot 2, specifically:

- 1610-A-30 v9 Site Plan - Proposed
- 1610-A-31 v9 Site Plan - Proposed - Showing Root Protection Areas
- 1610-A-32 v9 Site Plan - Proposed - Showing Tree Analysis
- 1610-A-60 v9 Proposed House - Plot 2 - Ground Floor Plan
- 1610-A-61 v9 Proposed House - Plot 2 - First Floor Plan
- 1610-A-62 v9 Proposed House - Plot 2 - Roof Plan
- 1610-A-63 v9 Proposed House - Plot 2 - West Elevation
- 1610-A-64 v9 Proposed House - Plot 2 - North Elevation
- 1610-A-65 v9 Proposed House - Plot 2 - East elevation
- 1610-A-66 v9 Proposed House - Plot 2 - South Elevation
- 1610-A-67 v9 Proposed House - Plot 2 - Section A

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26. The applicant, Essendon Property Ventures Ltd, wishes to make an amendment to the design of the house on Plot 2 to make an improvement to the residential amenity of the house.
27. The proposed improvement is to make a slight enlargement to the family kitchen/dining room at ground floor level. The purpose of this room is to be the heart of the family home and accommodate three functions: cooking, dining and relaxing/socialising. In the consented design the plan arrangement accommodates the cooking and dining functions satisfactorily but the space left for relaxing/socialising is compromised. The proposed enlargement of this room will result in a much improved plan arrangement whereby all three functions of this room will be accommodated equally successfully.
28. We are seeking to make this change by varying the plans of the consented scheme.
29. The enlargement of the kitchen/dining room will be achieved without increasing to overall bulk and mass of the building. The consented design includes a pergola-covered paved terrace adjacent to the south wall of the kitchen/dining room. The beams that form the pergola are supported on brick beams supported by brick columns.
30. The kitchen/dining room is to be enlarged by extending the flat roof to replace the pergola and installing sliding/folding glazed doors between the brick columns. This minor amendment will increase the floor space by 19m² but as it will be achieved by inserting the glazed doors within the already-consented brick structure for the pergola there will be no increase in the built bulk or mass of the building.
31. The sliding/folding glazed doors will be of an identical character and appearance as those shown on the consented elevation drawings and will hence harmonise with the rest of the already consented design.
32. We believe that this minor change will make a significant improvement overall.

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34. All other elements of the scheme will remain as consented and the proposed wording to condition no.10 is therefore:

Variation of Condition 10		
	Existing Wording	Proposed Wording
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D. Policy Development and Planning Considerations

35. The application seeks to vary the wording of condition no.10 of the permission, to update the documents referred to by the condition to reflect the following:

“variation of condition 10 of permission (Council ref 6/2018/0804/FULL) to allow a minor amendment to the design of the house on Plot 2 at ground floor level only, to enclose the pergola-covered terrace at the south end of the house and thereby make a slight enlargement to the family kitchen/dining room.”

Existing Planning Permissions

36. The existing planning permission (Ref. 6/2018/0804/FULL), granted on 14 June 2018 under delegated powers comprises:

“Erection of 3 dwellings (1 x 3-bedroom and 2 x 4-bedroom) following the demolition of existing buildings”

37. This application seeks to amend the second condition 10 to the above permission.

38. In considering this amendment, the previous planning permission at the property (Ref 6/2016/1118/FULL) is also relevant. This was granted on 13 October 2016 for:

“Erection of 2 dwellinghouses following demolition of existing buildings”

39. The supporting application was heard at the development management committee on 13 October 2016 where Councillors moved to approve the application on the basis that:

“The proposed development, by virtue of its scale, nature and location would not cause harm to the openness of the Green Belt, would not result in encroachment of built form, would not fail to assist in urban regeneration or conflict with the five purposes of including land in Green Belt. In comparison with the fall back position, the overall reduction in footprint compared to the addition of bulk at first floor level is not considered harmful to the openness of the Green Belt.”

40. Although this planning permission has not been implemented, it remains extant and relevant green belt policies remain unchanged. This planning permission therefore represents a key material consideration when assessing the acceptability of the proposed development in Green Belt terms.

Green Belt

41. In the Delegated Report for the existing planning permission (Ref. 6/2018/0804/FULL), the Council concluded that – even though that application sought an additional dwelling – it would not result in an intensification of the site or give rise to a material increase in external residential paraphernalia relative to that which is already approved.

42. This reasoning also applies to the proposed amendment that is the subject of this application. The proposed amendment does not seek to change the number of dwellings at

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the property, nor the number of bedrooms. It simply seeks to make a minor amendment to the living space of one of the properties. Thus, the proposal would not represent an intensification of the site or give rise to a material increase in external residential paraphernalia relative to that which is already approved.

43. In terms of openness, it is acknowledged that the amendment would add 73 cub m of additional volume to the house on plot 2. This would take the aggregate volume (across the site) to 2,883 cub m. By comparison, the aggregate volume of the previous planning permission (Ref. 6/2016/1118/FULL) was 2,932 cub m – a reduction of 1.8%.
44. Openness also goes beyond numerical analysis. The amendment would not change the position of the house on plot 2. It would not change the height or width of the pergola structure – it would simply enclose it, to provide high quality living space.
45. Taking this in to account, the proposed amendment is considered to have no material impact on the openness of the green belt, and no greater impact when compared against the previous planning permission (Ref. 6/2016/1118/FULL).
46. The proposed amendment would continue to accord with paragraph 89 of the National Planning Policy Framework.

Design

47. Local Plan Policies D1 and D2 respectively require high quality design in all new development and for proposals to respect and relate to the character and context of their location, maintaining and where possible enhancing the character of the existing area.
48. The Delegated Report for the existing planning permission (Ref. 6/2018/0804/FULL) confirmed that the design of the approved houses – using a combination of both buff-brick, Quartz-Zinc and grey aluminium - resulted in a high quality finish to the individual dwellings which would sufficiently respect and relate to the character of the immediate area.
49. The proposed amendment makes very little change in this respect, infilling the previously open areas with sliding/folding glazed doors that retain the sense of light and open aspect. These sliding/folding glazed doors will be of an identical character and appearance as those shown on the consented elevation drawings and will hence harmonise with the rest of the already consented design.
50. As such, the proposed amendment is considered acceptable in design terms.
51. The proposed amendment is of such a small scale that there will be no impact on the adjacent Essendon Conservation Area. As such, the proposed amendment will comply with Section 12 of the NPPF and Policy SADM15 of the Emerging Local Plan.
52. No changes are proposed to the landscape tree nor to the trees proposed for removal or planting.

Impact on living conditions of future occupiers and neighbouring occupiers

53. The Delegated Report for the existing planning permission (Ref. 6/2018/0804/FULL) confirmed that the proposed dwellings would be appropriately separated and would have sufficient external amenity space for future occupants.
54. The proposed amendment would not alter the condition above and so would continue to accord with Policy D1 of the Local Plan, the SDG, Policies SP9 and SADM11 of the Emerging Local Plan and requirements of the National Planning Policy Framework.

Other

55. The proposed amendment would have no impact on highways and parking, and would not result in any changes that would alter the conclusions previously reached on matters of sustainability or ecology.

Conclusion

56. The proposed amendment is therefore considered acceptable when assessed against current and emerging local policy, national policy, and in the context of the existing and previous permissions at the site.