

WELWYN HATFIELD COUNCIL
PLANNING CONTROL BOARD
27th SEPTEMBER 2001
REPORT OF THE CHIEF PLANNING OFFICER

PCB 27.09.01
PART 1
ITEM NO
FOR DECISION
CPO

S6/2001/909/FP & S6/2001/910/LB
ERECTION OF A PART TWO STOREY, PART SINGLE STOREY EXTENSION
THE LODGE, NORTHAW PLACE, COOPERS LANE, NORTHAW, POTTERS BAR

APPLICANT: MR. & MRS. KHANBABI

(Northaw)

1.0 INTRODUCTION

1.1 The application site comprises of a detached property that was originally the lodge house to Northaw Place, a Grade II* mansion that dates from the late 17th Century. The property is located on the western side of Coopers Lane and is very well screened from the roadside by mature landscaping. Northaw Place has since been re-developed into houses and the vehicular access to the lodge has been re-routed. The Lodge now has its own grounds, detached garage and driveway from the gated entrance along Coopers Lane. It should be noted that the site is wholly within the Metropolitan Green Belt.

2.0 THE PROPOSAL

2.1 This application proposes a part two storey and part single storey side extension. On the ground floor the extension will infill an area of land between the house and the existing detached double garage. Above this a first floor side extension is proposed of a width of 1.5m. In addition two small extensions are also proposed to the existing ground floor lounge of 1.96m² although these extensions will effectively only alter the footprint of the room.

3.0 PLANNING HISTORY

3.1 As previously stated this is a dwelling that has been previously extended, in addition to which there are also extant unimplemented permissions for extensions. Planning permissions S6/909/97/LB and S6/910/97/FP relate to a two storey side and first floor rear extension. Further to this permission was granted for a rear conservatory (ref: S6/1998/859/FP).

3.2 Applications S6/2000/788/FP and S6/2000/789/LB were approved last year for a single storey side extension to link the house and garage which would provide an annexe for a dependant relative. That scheme provides a bedroom, kitchen and bathroom within the existing detached garage which was to be extended by 1.2m with no first floor accommodation.

4.0 PLANNING POLICIES

- 4.1 The standards, policies and criteria contained within the adopted Welwyn Hatfield District Plan Alterations No1, 1998.

MAIN RELEVANT POLICIES AND CRITERIA

GB5 Extensions to dwellings within the Green Belt
BEV15 Listed Buildings

5.0 REPRESENTATIONS RECEIVED

- 5.1 Northaw and Cuffley Parish Council object to the application on the grounds that the proposal would result in development within the Green Belt.
- 5.2 BEAMS (Russ Craig) raises no objections to the application and recommends approval.
- 5.3 The Potters Bar Society (Country Group) consider that the proposed extension is too large for a Listed Building within the Green Belt and question whether it meets parking standards with the reduced size of garage.
- 5.4 The application has been advertised in the local paper and through a site notice and to date no letters of objection have been received.

6.0 DISCUSSION OF PROPOSALS

- 6.1 The main consideration is the fact that this is a previously extended dwelling that is located within the Metropolitan Green Belt. Policy GB5 advises that extensions to dwellings within the Green Belt should not result in a disproportionate addition over and above the size of the original dwelling. The scheme approved under application S6/2000/788/FP and S6/2000/789/LB involves the further addition of approximately 26m² floorspace at ground floor level and when assessed with regard to earlier extensions to the dwelling would result in a cumulative increase of 65%. This earlier scheme did, however, negate the opportunity to implement the two storey side extension approved earlier under S6/909/97/LB and S6/910/97/FP.
- 6.2 The proposed scheme would result in an increase in floorspace of 42.46m² and when assessed with regard to the earlier extensions to the dwelling would result in a cumulative increase of 74%. Whilst this is an increase greater than the earlier approved scheme it does not represent a disproportionate increase in the size of the dwelling. There is some extension at first floor level, however, due to the unexposed nature of the site, it is not considered that this will result in a detrimental impact upon the openness of the Green Belt. This scheme will also retain a single garage as opposed to the earlier approved application which proposed the conversion of the garage into a residential annexe. Similarly this scheme will also negate the implementation of the two storey side extension approved under S6/909/97/LB and S6/910/97/FP
- 6.3 With regard to Policy BEV15 of the District Plan it is not considered that the proposed extensions would adversely affect the historic character of the property. The historic form and integrity of the building will remain unchanged and the

architectural features that are important to the character and appearance of the dwelling will not be adversely affected.

- 6.4 In response to the comments made by the Potters Bar Society it should be noted that these are extensions to an existing residential property and as such the proposal is not subject to the parking standards given for new residential development. I would add, however, that there is adequate space for uncovered parking within the site.

7.0 CONCLUSION

- 7.1 In the light of the policies contained in the adopted District Plan I am satisfied that the proposal complies with GB5 and BEV15. I do not consider that there are any reasonable grounds against which the application could be refused.

8.0 RECOMMENDATION

- 8.1 I therefore recommend that planning permission be granted in respect of S6/2001/909/FP, subject to the following conditions;

1. SC1 Time limits – full permission

- 8.2 I therefore recommend that listed building consent be granted in respect of S6/2001/910/LB, subject to the following conditions;

1. SC2 Time limits – listed buildings

BACKGROUND PAPERS

Planning application S6/2001/822/FP & S6/2001/910/LB.

806/18/09/01