

**WELWYN HATFIELD COUNCIL**  
**PLANNING CONTROL COMMITTEE**  
**29th JULY 2004**  
**REPORT OF THE CHIEF PLANNING AND**  
**ENVIRONMENTAL HEALTH OFFICER**

**PCC 29/07/2004**  
**PART 1**  
**ITEM NO**  
**FOR DECISION**  
**CP&EHO**

**S6/2004/0184/FP**  
**ERECTION OF SINGLE STOREY REAR EXTENSION, PART TWO STOREY/ PART**  
**FIRST FLOOR SIDE EXTENSION AND FRONT AND REAR DORMER WINDOWS**  
**69 THE RIDGEWAY, CUFFLEY**

**APPLICANT: MR AND MRS PLUNKETT**

(Cuffley)

**1.0 INTRODUCTION**

- 1.1 The site comprises a detached dwelling set back from the front of the curtilage by 10m, located in a plot 13m wide and 91m deep. The street scene comprises detached dwellings sited similar distances from the road in plots of varying widths, with a variety of front boundary treatments. Many trees are present in the vicinity.
- 1.2 This application is being presented to the Committee because it was called in by one of the Members.

**2.0 THE PROPOSAL**

- 2.1 The proposal is for the erection of a single storey rear extension a single storey front extension, a part two storey/ part first floor side extension, and front and rear dormer windows. The single storey rear extension is to measure 5.1m by 3.6m; the ground floor front extension is to be 2.8m by 1.8m; the ground floor side element is to be 3m by 10.7m. The alterations at first floor level involve the reconstruction of the first floor accommodation, which is to be part 5.8m/ part 8.8m wide and part 6.6m/ part 14.4m deep. There is to be a dormer window in the front elevation of the extension, which is to be 2m wide and 2.6m high to the pitch, matching the existing. There is also to be a dormer window inserted in the rear roofslope, 2.7m wide and 3.1m high to the pitch.
- 2.2 The floorspace of the original dwelling was 148.2sq. m; that of the extension granted under ref. 95/632 was 45.4sq. m, 30.6% of the original dwelling. The floorspace of the current proposal is 105.8sq.m. The total floorspace increase is 151.2sq. m, 102% of the floorspace of the original dwelling. This represents a reduction from the original plans that were submitted with the application: these proposed a cumulative increase of 110% and a greater bulk for the proposed additional elements.

### **3.0 PLANNING HISTORY**

- 3.1 S6/2003/1472/FP Part single storey/ part two storey front, side and rear extensions. Refused – adverse impact upon Green Belt and neighbouring dwelling  
S6/1995/0632/FP Erection of side and rear extension to bungalow. Conditional permission – implemented.

### **4.0 POLICY**

- 4.1 Hertfordshire Structure Plan Review 1991 – 2011  
Policy 5 – Green Belt  
Hertfordshire Structure Plan Alterations 2001 (Deposit Draft Feb 2003)  
Policy 5 – Green Belt  
Welwyn Hatfield District Plan Alterations No.1, 1998  
GB5 – Extensions to dwellings in the Green Belt  
RES Criteria 22 – Extensions to dwellings  
RES Criteria 23 – First floor side extensions  
RES Criteria 24 – Dormer windows  
Welwyn Hatfield District Plan Revised Deposit Draft June 2002  
Supplementary Design Guidance  
RA3 – Extensions to dwellings in the Green Belt

### **5.0 REPRESENTATIONS RECEIVED**

- 5.1 Northaw & Cuffley Parish Council – no objections.
- 5.2 One letter received from the occupiers of the neighbouring dwelling, no.71 The Ridgeway, objecting to the initial plans submitted with the application on the following grounds:
1. Unacceptable design.
  2. Adverse impact upon the neighbour.
  3. The proposal exceeds the building line and would be obtrusive in the street scene.
  4. Loss of view and outlook.

The letter also suggests how the design should be altered to make it acceptable.

- 5.3 Further to re- notification following the receipt of amended plans, another letter was received from no.71 The Ridgeway, objecting on the following grounds:
1. The proximity of the garage will cause almost total loss of light for the flank kitchen window as well as diminution of light for the front kitchen window.
  2. The garage projects too far forward.

### **6.0 DISCUSSION**

- 6.1 The application site is located in the Metropolitan Green Belt where extensions to dwellings ought not to have an adverse impact (in terms of bulk, size, appearance and design) upon the openness of the Green Belt or the surrounding countryside.

- 6.2 The proposed extensions represent 102% of the floorspace of the original dwelling (this figure includes the loss of the floorspace of the existing detached garage on the site), and while this represents a substantial increase in the bulk and massing of the dwelling, it is considered that, on balance, the increase is acceptable in terms of its impact upon the openness of the Green Belt. The resultant dwelling will not appear visually prominent or intrusive in the surrounding countryside. The resultant dwelling will reflect the surrounding pattern of development.
- 6.3 The reduction in the bulk of the proposal adjacent to the boundary with no.71 The Ridgeway (the first floor element of the extension is to be reduced in width by 1.7m: the extension is to be hipped away from the boundary with no. 71) is sufficient that the extension will have an acceptable impact upon that dwelling. This reduction has been secured by the amendments to the scheme. Though the garage element of the proposal is to project forward of no.69 it is not considered that this is so significant that it will cause demonstrable and unacceptable harm to the occupiers of that property. Whilst the garage does project forward, it is located further from the boundary of the site with the neighbouring property than an existing garage on the site. The extension will not result in an unacceptable degree of overshadowing of no.71 and will not appear visually intrusive when viewed from that dwelling. The extensions will result in a reduction in the degree of overlooking of no.71 as a dormer window that exists in the flank of no.69 facing no.71 is to be removed.
- 6.4 The extension will, on balance, have an acceptable impact upon the residential amenities of the other neighbouring dwelling, no.67 The Ridgeway. The rear elevation of the extension would be approximately 4.7m to the rear of no.67 The Ridgeway, and while the extension is to be only approximately two metres from the flank of no.67 (in the rear elevation of which, in close proximity to the boundary, are some patio doors), the boundary between the two dwellings is a 3m fence covered in ivy. As the roof of the extension is to pitch away from the boundary, the extension will not appear overbearing from no.67 The Ridgeway (the eaves height of the extension is to be 3.8m). The windows in the flank elevation of the extension facing no.67 are to serve a bathroom: these can be obscured glazed, by condition, to prevent loss of privacy for the occupiers of that dwelling.
- 6.5 The two storey side element of the extension will maintain a gap of greater than one metre to the flank boundary of the property.
- 6.6 The proposed dormer windows are to be appropriate sizes for the roofslopes into which they are to be inserted.
- 6.7 The Ridgeway is characterised by dwellings of differing sizes exhibiting a variety of architectural features, sited a variety of distances from the road and the flank boundaries of their sites. Given this variety, the resultant dwelling at no.69 The Ridgeway will not detract from the street scene. No objections are raised in this respect.

## **7.0 CONCLUSION**

- 7.1 The proposed extension will, on balance, have an acceptable impact upon the openness of the Green Belt and the surrounding countryside. The amenities of

the neighbouring properties will not be impinged upon in an unacceptable manner.

## **8.0 RECOMMENDATION**

8.1 That the application be approved, subject to the following conditions:

1. SC01 – Standard time limit
2. SC32 – Obscure glazing – “ dormer windows in the east elevation”

## **9.0 REASONS FOR GRANT OF PERMISSION**

9.1 The proposed extension will have an acceptable impact upon the openness of the Green Belt and the surrounding countryside and will not have an adverse impact upon the amenities of the neighbouring properties.

## **BACKGROUND PAPERS**

Welwyn Hatfield District Local Plan Alterations No.1, 1998

Welwyn Hatfield District Local Plan Revised Deposit Version June 2002

Hertfordshire Structure Plan Review 1991- 2011

Hertfordshire Structure Plan Alterations 2001 (Deposit Draft 2003)

Planning application S6/2004/0184/FP

