

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No: S6/2015/331/FP

SITE ADDRESS: 8 Carbone Hill, Potters Bar

DESCRIPTION OF DEVELOPMENT: Erection of single storey front extension

RECOMMENDATION: APPROVE WITH CONDITIONS

1. SITE AND APPLICATION DESCRIPTION:

The application site is located on the south east side of Carbone Hill which is a classified “C” road. The site comprises a large detached dwellinghouse set about 15m from the frontage behind established boundary planting and a U-shaped gravel driveway. A triple detached garage is situated approximately 15m to the north east of the main dwelling.

The surrounding area and street scene are semi-rural in character consisting of large detached dwellings of individual design set within generously proportioned and spacious plots which form ribbon development to the west of Cuffley. The rear garden slopes gently downhill away from the house and is obscured from the surrounding area by trees within the site.

The proposal is for a single storey infill front extension.

The extension will replace an existing disused porch and replace will an infill front extension.

The extension will be 6.7m wide, 4.3 metres in depth and height of 4.5 metres.

2. SITE DESIGNATION:

The site lies within Metropolitan Green Belt as designated in the Welwyn Hatfield District Plan 2005.

3. RELEVANT PLANNING HISTORY:

S6/2014/2447/LUP - Certificate of lawfulness for the proposed erection of a single storey side and two storey rear extension (Granted)

S6/2014/1982/FP - Erection of single storey rear extension and new porch following demolition of existing sun room (Granted)

S6/2013/2225/FP - Extensions and alterations to existing dwelling to include front and rear two storey extensions, and first floor balcony (Refused and dismissed on appeal)

S6/1993/0226/FP – Alterations to elevations and new front porch (re-submission) (Granted)

S6/1992/0144/FP – Extensions and alterations to existing dwelling; alterations to vehicular access (Granted)

74/495 – Basement extension (Granted)

73/5564 – Two storey side extension (Granted)

73/3715 – Two storey side extension to form elderly relations cottage (Refused)

73/791 – Two storey chalet extension to outbuilding to form old person's annex (Refused)

58/1462 – Site for residential development (Granted)

55/459 – Additional vehicle access (Granted)

4. CONSULTATIONS:

None

5. NEIGHBOUR REPRESENTATIONS:

No representations have been received from the public.

6. TOWN/PARISH COUNCIL REPRESENTATIONS

The Parish Council confirmed: *"no objection"*

7. MAIN PLANNING ISSUES AND RELEVANT PLANNING POLICIES:

The main planning issues with this application are:

a) Whether the proposal is appropriate development in the Green Belt and the effect of the proposed extensions on the openness of the Green Belt, its character and visual amenity (NPPF (paragraphs 79-90), Policies GBSP2, D1, D2, RA3 of Welwyn Hatfield District Plan 2005)

b) The impact of the proposal on the residential amenity of neighbouring properties (Policy D2 of Welwyn Hatfield District Plan 2005)

8. ANALYSIS:

(a) Whether the proposal is appropriate development within the Green Belt its impact on the Green Belt, visual amenity and character and appearance of the locality (NPPF (paragraphs 79-90), Policies GBSP2, D1, D2, RA3 of Welwyn Hatfield District Plan 2005)

The Local Plan makes clear that the judgement as to whether a proposal would result in a disproportionate increase in the size of the original dwelling must take into account any existing or approved extensions but it gives no detailed guidance as to what scale of increase will be considered "disproportionate".

Neither the NPPF or Policy RA3 provide specific guidance on assessing the size of a property and there are a number of ways in which an extended property can be

compared to an original building in order to assess whether or not an addition is disproportionate. The net total additional floor area added to the original building is one commonly used indicator, however, each and all other factors, including the proposed additional cubic content, the increase in footprint and any increase in height are also relevant and capable of being taken into account.

Appropriateness

In regards to Criteria (i) of policy RA3 it is necessary to assess what the original dwelling is and whether it has been extended upon previously. Neither the NPPF or Policy RA3 provide specific guidance on assessing the size of a property and there are a number of ways in which an extended property can be compared to an original dwelling in order to assess whether or not an addition is disproportionate.

The floor area of original dwelling, as it existed in 1948, has been calculated as approximately 162 square metres. Previous extensions have resulted in 128% increase in terms of floor area compared to original.

A rear extension and front porch has recently been approved under planning application S6/2014/1982/FP, this would result in additional 10.2 square metres. However, the existing sun room was to be demolished which is approximately 11.5 square metres in floor area. The application was approved subject to a relevant condition requiring the 'Sun Room' as shown on plan 732/01 to be demolished.

The proposed front extension will replace part of the existing porch which is 14.52 square metres and the proposed extension will measure 29.48 square metres. This will equate to additional floorspace of 14.96 square metres. Taking into consideration the previous additions, this amount would be disproportionate.

The net total additional floorspace added to the original dwelling is one commonly used indicator, however, each and all other factors, including the proposed additional cubic content, the increase in footprint and any increase in height are also relevant and capable of being taken into account.

Although the proposed extensions would increase both the footprint and volume of the dwelling, the additions would sit comfortably alongside the original dwelling, would not dominate the original dwelling or significantly alter its appearance or character.

Therefore the proposed extensions are considered to be appropriate development within the Green Belt.

Impact on the openness of the Green Belt

In terms of the effect of the proposal on the openness of the Green Belt and its visual amenity, the NPPF identifies in paragraph 79 that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

The extension would result in additional built form which inevitably would lead to an increase in the impact of the dwelling on the openness of the Green Belt. Notwithstanding this, the substantial openness around the application dwelling would be maintained due to the limited increase in the footprint of the single extensions being set back from the front elevation and located to the rear of the property.

Therefore it is considered that the siting and design of the proposals would prevent it from appearing overly prominent or having a significant effect upon the openness of the Green Belt. The impact is therefore considered to be limited.

Purposes of including land in the Green Belt

With regard to the purposes of including land within the Green Belt which are set out within paragraph 80 of the NPPF, it is relevant that the application site consists of an existing residential plot. As such, the proposal would not result in encroachment of development into the countryside and would comply with the five purposes of including land within the Green Belt.

Policies D1 and D2 of the adopted Welwyn Hatfield District Plan are also relevant. Collectively, these policies seek to encourage development of a high design standard, which should respect and relate to the character and context of the area in which it is to be sited.

The bulk, scale and design of the proposed extension would complement the existing dwelling being only single storey. The extension will replace part of an existing porch and therefore taking into consideration the proposed increase would only be 14.96 square metres. Furthermore, the dwelling is set back from the highway and well screened with landscaping and therefore it is considered that the extension would not be overly prominent and would retain the character of the streetscene.

Subject to a planning condition requiring materials to match the existing building, the design and architectural detailing proposed would not have an adverse visual impact on the character, appearance and pattern of development. The overall massing proposed is considered to be subordinate in size and scale to the existing dwelling and the completed development would sit acceptably in its setting.

The proposed extensions are therefore not considered to be detrimental to the visual amenity of the Green Belt and are acceptable in design.

Substantial weight is given to any harm to the Green Belt. In this case, the development is not considered to be appropriate and would have a harmful impact on the openness of the Green Belt.

b) The impact on the residential amenity of neighbouring properties (Policy D1 of the Welwyn Hatfield District Plan 2005)

The main properties which may be affected by the proposal are no.14 Carbone Hill and no.2 Carbone Hill.

It is considered the proposed single storey front extension due to their size and siting and mainly the separation distance between any neighbouring properties would not cause any further harm.

Therefore it is considered the overall proposal would have no impact on loss of amenities in terms of overlooking, sun/daylight, outlook or privacy to either neighbours.

9. CONCLUSION:

No harm has been identified, particularly to the Green Belt. The proposal is considered to be appropriate development and would have no impact of the openness of the Green Belt and this, along with no further harm being identified would outweigh any other consideration. The proposal therefore complies with Policy RA3 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework

10. CONDITIONS:

1. C.2.1 - Time limit for commencement of development
2. C.13.1 - Development in accordance with approved plans and details: 732/01 & 732/SP1 & 732/LP1 & 732/05 received 18 February 2015. 732/SP4A & 732/07A & 732/06A received 14 April 2015.
3. C.5.2 – Matching materials

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be inspected at these offices).

INFORMATIVES:

None

Signature of author..... Date.....