

OFFICER REPORT

Application No: S6/2001/0789/FP

ERECTION OF FIRST FLOOR CONSERVATORY AND GLAZED LINK AT GROUND FLOOR LEVEL TO ADJOINING COTTAGE AT CARBONE HOUSE CARBONE HILL NORTHAW.

Date Received: 11.06.01

Expiry Date: 06.08.01

Site Visit: 02.07.01

Site Notice: 02.07.01

Site and surroundings:

The application site lies on the south eastern side of Carbone Hill, at the four-ways junction of that road with The Ridgeway and Vineyards Road. It has a frontage to that road of some 90 metres and a return frontage to The Ridgeway of some 75 metres. The site comprises a substantial detached double fronted dwelling of brick below a clay tile roof, with a single storey structure sited to the north-east, set in mature landscaped grounds. Rear garden extensively lawned with uncovered swimming pool.

The site lies within a residential part of the Green belt. This property and the adjoining one, at No. 8 Carbone Hill, are set in substantial plots, while properties further east and on the opposite side of Carbone Hill are set on smaller rectangular plots.

Proposal:

First floor conservatory

The first floor conservatory would be located on the western side of the building fronting The Ridgeway and would measure 3.0m wide by 10.4m deep. It would be constructed of white painted timber with brick infill detail up to the eaves and a lead valley abutment detail between the rear of the and the eaves of the main dwelling.

Glazed link to adjoining cottage

The glazed link would connect the main dwelling to the single storey building in the grounds. It would measure 5.2m wide by 3.9m deep and would be behind the brick wall, which already links the two buildings. The materials would be timber framed glazing and brick and tile to match the house.

Relevant History:

There have been a number of applications on the site, although only 119/75 is of relevance to this proposal.

297/59 – permission for chalet bungalow and garage - 23/04/59 (now known as Coverack on The Ridgeway)

1549/67 – refusal of permission for two additional living units – 14/09/67

164/69 – refusal of permission for c/u to offices on the ground floor – 11/02/69

50/70 – permission for double garage - 09/02/70 – not implemented

615/73 – refusal of permission for six detached houses, double garages and access road – 18/04/73

2285/73 – refusal of permission for site and layout for six detached houses and double garage – 30/07/73

119/75 – permission for front porch and alterations to cottage - 07/05/75

Planning Policies:

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 – Multi-storey side extensions

Representations:

Northaw & Cuffley Parish Council (11.07.01) – No objections

The application was publicised by individual notification letter to adjoining occupiers and by the posting of a site notice. No third party representations received.

Issues:

The determining issues are:-

- Whether the proposal is acceptable in relation to the provisions of Policy GB5 relating to extensions to dwellings within the Green Belt;
- Whether the design and external appearance of the extension is acceptable in relation to the existing property and locality generally; and,
- Whether there would be any adverse effect on the amenity of the adjoining occupiers.

Green Belt

The main property has no record of previous extensions being erected. The only extension relates to the cottage building, which was a porch of 5.0m wide by 1.5m deep. In terms of cumulative increase the extensions, plus the porch on the cottage represent a 12.3% enlargement on the original property. The original property is 472.52 sq.m. the floorspace of the new additions is 51.09 sq.m. I do not consider that this would be disproportionate in relation to the original dwelling.

Design and external appearance considerations

The design and external appearance of the conservatory extension and glazed link, is in keeping with the original property and its bulk, size and design would not be out of keeping with the original property or the locality generally. A glazed structure at first floor is not particularly common, but the design of the conservatory and its relationship to the

main dwelling is acceptable. Given the position of the property on the plot, the relative distance to the property boundaries, the landscaped setting of the site and the small-scale nature of the works proposed there would be no significant visual impact on the locality.

Impact on the amenity of adjoining occupiers

There would be no unacceptable adverse impact on the amenity of neighbouring properties due to the position of the property on the plot, the relative distance to the property boundaries, the landscaped setting of the site and the small-scale nature of the works proposed. The first floor glazed conservatory element would front The Ridgeway, and the nearest dwelling would be on the opposite side of the road and Coverack to the south is in excess of 50m away.

Finally, the detached building referred to as The Cottage is shown on the 1933 OS map as being in situ, and appears to be contemporary with the main house. There has been no history relating to its construction or its use. It always seems to have had residential use linked to Carbone House rather than an independent dwelling on a separate planning unit. No questions were raised as to its planning status during consideration of 119/75. There is no fencing, walling or other means of enclosure separating it from the main dwelling.

Recommendation – approve, subject to the following conditions

1. SC01 – Time Limit – Full Permission
2. The external materials for the development hereby permitted shall match those of the existing dwelling.
REASON: As SC19.