

FILE REFERENCE SHEET

APPLICATION NO.: S6/0202/97/FP PARISH: NOR
 EXPIRES: 6th May 1997
 CASE OFFICER: Mr S. Chivers CTEE/DEL
 LOCATION: Plot 2, Firs Wood Close, Northaw, Potters Bar

PROPOSAL: Erection of new dwelling house

CONSULTATIONS:

<u>C-CODE</u>	<u>SENT</u>	<u>RECD</u>	<u>SENT</u>	<u>RECD</u>	<u>SENT</u>	<u>NO.</u>	<u>RECD</u>
CPO	:		HOUSING	:	NEIGHBOURS	✓	20/3
COS	:		HIGHWAYS	:	Re-notified	✓	15/4
TWA	:		DRAINAGE	:	CHECKED	:	
NRA	✓	20/3 ✓	SOLICITOR	:	SITE VISIT	✓	9/4
EAG	:		FORESTRY	:			
EE1	:		HBPT	:			
MAF	:		ADJ. AUTH	:			
ENG	:		PARISH	:			
	:		AMENITY	:			
ENV STRATEGY OFFICER	:			:			

<u>CON NO.</u>	<u>SC NO.</u>	<u>RECOMMENDATION:</u>	<u>APPROVE/REFUSE</u>
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1.	SC01	TIME LIMIT - FULL PERMISSION	
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2.	SC09	LANDSCAPING SCHEME - FULL PERMISSION	
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3.	SC19	MATERIALS - DETAILS TO BE SUBMITTED.	
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4.		Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking or re-enacting that Order, no development falling within Classes A, B, D, E or G of Part 1 of Schedule 2 to that Order shall be carried out without the prior written approval of the local planning authority.	
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REASON: To enable the local planning authority to control the total amount of development in this Green Belt location.

DATE CLEARED BY: PDCO PLC 23/4/97 ADEPS

Cond No	SC No.	
		<u>Site, History and Proposal.</u>
		The site is 'Plot 2' in Firs Wood Close, on the former Hook Kennels site, accessed from Gapers Lane Road. Planning permission for four dwellings in this location was effectively granted under the terms of the legal agreement pursuant to planning permission S6/0171/87/FP.
		Dwellings on Plots 3 and 4 have now been constructed to a maximum floorspace of 280m ² ^{each} plus double garage.
		Under S6/0116/95/FP, permission was granted for a similar size of dwelling on Plot 2.
		This application is for an alternative design of house and garage for Plot 2.
		<u>Representations Received</u>
		N&CPC - No objection (received 23/4/97).
		Neighbour at Plot 3 had concerns over originally submitted plans.
		Robson Bar Society - reservations, especially about original size of garage.
		<u>Discussion.</u>
		The originally submitted proposals showed a triple garage, linked by continuous ridged roof to the main house; this would have appeared excessively bulky and overdominant in relation to the house on Plot 3.
		The revised plans show the triple garage replaced by a double (which consistent with the permissions on Plots 3 and 4), which is constructed at a slightly lower level, and the ridge of the roof linking the garage to the main house is dropped down. The ridge height of the.

house itself is reduced by 0.7m approx., to 8.5m, which again is consistent with the house on Plot 3.

Given the context of the permissions along Firs Wood Close the revised design is acceptable in terms of Green Belt impact and effect on neighbouring property.