

OFFICER REPORT

Application Number: S6/2005/1412/FP

Location: 63 The Ridgeway, Cuffley

Proposal: Amendment to Design for Approved Replacement Dwelling (S6/2005/427/FP)

Planning Officer: Brett Wood

THE SITE

Following a recent site inspection it was apparent the existing detached dwelling is to the front part of a large plot, approximately 29 metres x 92 metres in length. Council's survey plans indicate the closest part of the existing dwelling is 11 metres from *The Ridgeway*, similar to adjoining sites. The property is located to the southern side of the *The Ridgeway* and approximately 300 metres from the junction with Vineyards Road.

The property comprises of an existing single storey dwelling with first floor loft conversion on a plot of approximately 2430m².

Two Oak trees covered by TPO64 are located at the front of the site. The site is located in the Metropolitan Green Belt. The site is not a listed building or located in a conservation area. There are numerous plots adjoining and in close proximity to the subject site that also have large detached dwellings. The planning history for No.63 *The Ridgeway* demonstrates a number of minor alterations to the original dwelling.

THE PROPOSAL

The current proposal is for amendments to the approved replacement dwelling (S6/2005/427). The most significant change to the ground floor is the reduction in the width of the conservatory and the increase of 7m² to the depth. Further into this report is a Green Belt Table with floor space calculation and overall footprint changes. This amended application represent a minor increase to the overall floor space (measured externally of all floors) from the approved 69% to 71% and 21% to 24% for the footprint.

Further changes to the approved detached dwelling include the reduction in the size of the roof light over the stairwell, the roof pitch has been modified to 35 degrees, 31 to the lower sides and 37 elsewhere. The western elevation includes a new door and opaque glazed panels. It is proposed to replace the sloping glazing at first floor level with a dormer window, although not providing an increase in floor area. The number of subdivisions to the dormer windows increases and the width of dormer remain the same. The height of the building above ground level does not change with the changes proposed to the first floor, the height of the ground storey will reduce and the first floor will increase.

PLANNING HISTORY

The site has had a range of planning permissions granted for extensions and minor works. These are as follows:

S6/2005/427 – Approval granted for replacement dwelling

S6/1999/008 - Granted for a loft conversion incorporating front dormer and rear patio door onto balcony. Site inspection revealed this permission was not acted upon.

S6/1994/505 - Erection of new front porch

S6/1986/453 - Granted for a new bedroom in roof space. This permission was subsequently extended by planning permission S6/1991/82.

S6/1986/250 - Granted for erection of a garage.

S6/1979/802 - Granted for a new front porch.

S6/1974/694 - Granted for a ground floor side extension.

SUMMARY OF RELEVANT DEVELOPMENT PLAN POLICIES

Hertfordshire Structure Plan Review 1991 – 2011

None

Welwyn Hatfield District Plan 2005

Policy D1	Quality of Design
Policy D2	Character and Context
RA2	Development of Settlements in the Green Belt.
RA4	Replacement of Dwellings in the Green Belt.

Supplementary Design Guidance

General Design Guidance

REPRESENTATIONS

3 letters were sent to adjoining owners.

There have been no letters of objection from neighbouring properties.

Northaw & Cuffley Parish Council – no objections.

Welwyn Hatfield Access Group contacted council requesting that the needs of disabled people be considered in the assessment of the application.

DISCUSSION

The amendments to the approved application (2005/427) are considered to be acceptable in meeting the relevant policies for the Welwyn Hatfield District Plan 2005.

It is considered the amendments to the dwelling enhance the character to *The Ridgeway*. The changes to the roof pitch, architectural treatments, minor increases to the rear conservatory and the inclusion of additional openings provide improved functionality to the dwelling.

The impact upon the amenities of No.61 & 59 The Ridgeway by virtue of the changes will be non-existent.

	Floorspace (measured externally of all floors) Sqm	% Increase	Footprint Sqm	% Increase
Green Belt for 63 The Ridgeway				
Original dwelling (or as at 1949)	259	-	259	
Previous Applications - Approval for Replacement Dwelling (2005/427)	180	69%	54	21%
This application (S6/2005/1412/FP)	7	2%	7	2%
TOTAL	446	72%	320	24%

The planning conditions for the current approval (S6/2005/427) will be maintained as part of this approval.

In conclusion the proposed dwelling is comparable in size to the dwelling approved and is thus acceptable under greenbelt policy.

RECOMMENDATION

I recommend that planning application S6/2005/1255/FP be approved, subject to the following conditions:

1. SC01 – Standard time limit
2. SC19 – Materials
3. SC26 - Setting Out
4. The study window and door, shown on drawing nos. DS/490 05a and DS/490 07a, shall be glazed with obscure glass and shall be maintained as such, unless written approval is granted by the Local Planning Authority for any variation.
Reason: To prevent any overlooking or loss of privacy to the adjoining property and to comply with Policy D1 of the Welwyn Hatfield District Plan 2005 and the Supplementary Design Guidance (Statement of Council Policy).
5. Notwithstanding the details shown on drawing no. DS/490 04a dated 11 November 2005, the planning permission hereby granted does not include any approval for a front wall.

REASON: To prevent works occurring on the site that have the potential to damage the Oak Trees on the frontage of the site that are subject to a Tree Preservation Order, and to comply with Policy R17 of the Welwyn Hatfield District Plan 2005.

SUMMARY OF THE REASONS FOR THE GRANT OF PERMISSION/ CONSENT

It is considered that the proposed development does not have an unacceptably harmful impact on residential amenity or the character of the area in which it is located as-

The proposed new dwelling is comparable with the existing approval in terms of scale and footprint. The proposal is thus acceptable under Policy RA3 Extension to Dwellings in the Greenbelt. The design also does not have any unacceptably dominating impact with regard to neighbouring occupiers and achieves compliance with design policies D1 and D2 of Welwyn Hatfield District Plan 2005.

INFORMATIVE

It is noted that the submitted drawings indicate the erection of a 1.8m high wall in close proximity to the protected Oak tree. As per the condition, no permission has been granted for this form of development and you are advised that it is an absolute offence to cut down, uproot or wilfully damage a tree which is the subject of a Tree Preservation Order. It is also an offence to top, lop or damage a preserved tree in such a manner as to be likely to destroy it. Therefore prosecution through the Courts may result for such an action.

DRAWING NUMBERS

Drawing No's 1, 2, 3, 4a, 5a, 6b & 7a, project DS/490 dated March 2005

Signature of report writer..... Date.....