

**WELWYN HATFIELD BOROUGH COUNCIL
DIRECTORATE OF STRATEGY AND DEVELOPMENT**

DELEGATED APPLICATION

Application No: 6/2015/2485/HOUSE
Location: 2 Carbone Hill, Northaw, Potters Bar, EN6 4PL
Proposal: Erection of single storey side extension following demolition of existing extension
Officer: Mr M Heron

Recommendation:

6/2015/2485/HOUSE

Context			
Site and Application description	<p>The application site lies on the south eastern side of Carbone Hill, at the four-way junction where this access road meets The Ridgeway and Vineyards Road. The application site is comprised of a substantial detached dwelling, constructed of facing brickwork under a tiled roof, set in mature landscaped grounds.</p> <p>This application seeks planning permission for the construction of a single storey side extension following demolition of existing extension.</p>		
Constraints (as defined within WHDP 2005)	<p>The application site is located within Cuffley, within the Metropolitan Green Belt and Northaw Great Wood Landscape Character Area, as designated within the Welwyn Hatfield District Plan 2005.</p>		
Relevant planning history	<p>S6/2011/1670/LUP - Erection of proposed swimming pool building. Granted.</p> <p>S6/2004/1427/FP - Demolition of existing garage and erection of single storey side and rear extension, new boundary gates with entrance and exit. Refused.</p> <p>S6/2003/0424/FP - Demolition of existing garage and outhouse and the erection of a replacement garage, car port, swimming pool, pool room with gallery, alteration to front boundary to provide 1.5m security gates and wall with access to refuse store. Refused at dismissed at appeal.</p> <p>S6/2001/0789/FP - Erection of first floor conservatory, and glazed link at ground floor level to adjoining cottage. Granted.</p> <p>S6/1975/0119/ - New front porch and alterations to cottage. Granted.</p>		
Consultations			
Neighbour representations	Support:	Object:	Other: 1
Publicity	<p>The application was advertised by means of neighbour notification letters. One comment has been received from an address in The Ridgeway.</p>		
Summary of neighbour responses	<ul style="list-style-type: none"> No objections to the proposal. 		
Town / Parish	<p>Northaw and Cuffley Parish Council are in support of this application.</p>		

representations

Relevant Policies

NPPF

D1 D2 GBSP1 GBSP2 M14

Others: RA3 & RA10

Main Issues

1. The principle of the development within the Green Belt (District Plan Policies RA3, GBSP1, GBSP2 & NPPF (paragraphs 79-90))

The Government attaches great importance to Green Belts. 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. In the Green Belt, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

The main issues to consider in terms of Green Belt policy, therefore, are the appropriateness of the development; effect on the purpose of including land in the Green Belt, the effect on the openness of the Green Belt and, if it is inappropriate development, are there any very special circumstances to outweigh the harm to the Green Belt and any other harm.

Appropriateness

The National Planning Policy Framework (NPPF) states that the extension or alteration of dwellings is not inappropriate in Green Belts, provided that it does not result in disproportionate additions over and above the size of the original building (para. 89). This advice is reflected in Local Plan Policy RA3 which allows extensions to dwellings providing that i) it would not result in a disproportionate increase in the size of the dwelling; and ii) it would not have an adverse impact on the character, appearance and pattern of development of the surrounding countryside.

Permission for extensions to existing dwellings within the Green Belt will be allowed only where the proposal would not individually or when considered with existing extensions to the original building, result in a disproportionate increase in the size of the original building. For the purpose of this application, a comparison must be made with the original building as it existed in 1948.

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 in size. The 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.

In terms of floor space, the proposed development would add approximately 36m² to the original unit (calculated as having an original floor space of approximately 582m²). Taking into account the additions to the built form at the site (through permitted development) and also the demolition of the existing extension, the cumulative floor space of built form at the site would be approximately 1033m². The proposal would contribute to the cumulative increase in floor space at the site, which would be approximately 77% greater than the original floor space of the dwelling.

Though the development represents a considerable increase in terms of floor space compared to the original building, the above test is not conclusive as the NPPF test is primarily an objective one based on size. This proposal includes a single storey side extension, replacing an existing extension. This proposal would only result in a minor increase in the overall bulk and mass of the building, compared to the existing situation, and would not be apparent when seen against the silhouette of the existing dwelling. As such, when viewed in its residential context and considering the substantial size of the application site, it is not considered that the bulk and mass of the

proposed development would be disproportionate to the original building at the site.

Taking all of the above into account, in comparison to the original dwelling, the size of the building resulting from an increase in floor area, together with the increase in scale and mass, would not, on balance, appear substantially greater in size. The proposal is therefore regarded as appropriate development in the Green Belt and is not contrary to the National Planning Policy Framework, March 2012 and Policy RA3(i).

Purposes of including land in the Green Belt

It is necessary to consider whether the proposal would comply with the five purposes of including land in the Green Belt. The proposal is not located within a large built up area. Due to its limitation to an extension of an existing dwelling on an existing plot it would also not contribute towards neighbouring towns merging into one another or threaten the countryside significantly from encroachment. Finally, given the nature and location of the proposal, it would not impact upon the setting and special character of historic towns or fail to assist in urban regeneration.

Impact upon the openness of the Green Belt

The cumulative addition to the built form of the site which the proposal seeks, is considered to represent an adverse impact on the openness of the Green Belt by virtue of contributing towards an increase in the mass, bulk and volume of the original house. This increase in built form adds to the physical permanence of the dwelling. However, given the location of the development, and having regard to the overall scale of the development, this impact would not be sufficient to cause discernible material harm to openness. Accordingly the harm to openness arising from this impact would not be significant.

Conclusion on Green Belt

In conclusion, the proposal, on balance, would not result in a disproportionate addition to the original building. As such, the proposal represents appropriate development within the Green Belt. Furthermore, the development would not result in significant harm to the openness of the Green Belt or the purposes of including land within it.

2. The quality of the design and the impact on the character and appearance of the area (D1 & D2 & RA10 & NPPF)

Local Plan Policies D1 (Quality of Design), D2 (Character and Context) and GBSP2 aim to ensure a high quality of design and to ensure that development respects and relates to the character and context of the locality, maintaining and where possible enhancing the character of the existing area. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG) which requires the impact of a development to be assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing buildings and surrounding area. In addition, Chapter 7 of the National Planning Policy Framework (NPPF) emphasises the importance of good design in context and, in particular, paragraph 64 states permission should be refused for development of poor design that fails to improve the character and quality of an area and the way it functions.

Given the set back nature from of the application property from Carbone Hill, views of the proposal would be restricted from the public domain. Taking this into account, as the proposal would be constructed of materials which would be sympathetic to the host building and as it would remain subordinate to the existing property, it is not considered that the build, form and design of the proposal would result in significant harm to the character of the area or the design of the host property.

Furthermore, it is not considered that the development would have a discernible impact upon Northaw Great Wood Landscape Character Area and is in accordance with policy RA10.

Taking the above into account, the development would be visually acceptable, in accordance with policies D1, D2 and RA10 and the relevant provisions of the NPPF.

3. The potential impact on the residential amenity of adjoining neighbours (D1, R19, SDG and NPPF)

Policy D1 and the Supplementary Design Guidance aim to preserve neighbouring amenity. Furthermore, guidance in paragraph 17 of the NPPF is to always seek to secure high quality design and good standard of amenity for all existing and future occupiers of land and buildings.

There are no neighbouring properties within the immediate vicinity. As such, the build, form and positioning of the development would not result in significant harm to the living conditions of the occupiers of neighbouring properties, in terms of overbearing, loss of light and loss of privacy.

Conclusion

The proposal, on balance, would not result in a disproportionate addition to the original building. As such, the proposal represents appropriate development within the Green Belt. Furthermore, the development would not result in significant harm to the openness of the Green Belt or the purposes of including land within it.

Furthermore, the proposal has been assessed with regards to the impact on the visual amenity of the area and on neighbouring amenity, as well as other material considerations. It is considered that the proposal is acceptable in this regard and is therefore in accordance with relevant local and national policy.

1. The development/works shall not be started and completed other than in accordance with the approved plans and details

01 & 771/02 & 03 & 04 & 771/LP1 & 771SP1 & 771/SP2 received and dated 04 January 2016.

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

REASON FOR APPROVAL

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 viewed on the Councils website or inspected at these offices).

Informatives:

Approved By:

Mr C Carter
15 March 2016