

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

DELEGATED APPLICATION

Application No: 6/2016/0025/HOUSE
Location: Coverack, 50 The Ridgeway, Cuffley, Potters Bar, EN6 4BA
Proposal: Erection of single and two storey front, side and rear extensions
Officer: Ms C Brown

Recommendation: Granted

6/2016/0025/HOUSE

Context			
Site and Application description	The site comprises of a two storey detached dwellinghouse located to the north of The Ridgeway. The property is wide with a gable roof, 3 front dormers and a flat roof, wide rear dormer windows and a side conservatory extension sited to the west of the property set in a large plot. The site is within the Metropolitan Green Belt.		
	The properties in this section of The Ridgeway comprises of detached dwellings that vary in design, size and siting set in very large, deep plots.		
	The proposal seeks consent for a two storey front, side to rear extension. The extension measuring a width of 6.3m with the side extension forming the full depth of the dwellinghouse. The two storey rear extension extends to a depth of 3.6m and the front two storey extension projects forward 3.1m featuring front and rear gables. The front gable is to have a side dormer. The extension is to accommodate a double garage family room and two bedrooms.		
No existing plans have been submitted and it is estimated that the percentage increase in floorspace is some 60%.			
Constraints (as defined within WHDP 2005)	Green Belt Landscape Character Area (Northaw Great Wood) Landscape Character Area (Northaw Common Parkland)		
Relevant planning history	S6/2002/0059/FP – Two storey side extension with dormer windows - granted 1956/0913 – detached dwellinghouse – granted 1959/0297 – bungalow – granted 1966/1890 – extra bedroom and first floor - granted		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour notification letters		

Town / Parish representations	Northaw Parish Council - No response received
Consultees and responses	Councillor Nicholls – no response Councillor Michaelides – no response
Relevant Policies	
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input checked="" type="checkbox"/> M14 Others RA3, RA10, SDG, SPG, Interim Policy for Car Parking Standards and Garage Sizes	
Main Issues	
Design (form, size, scale, siting) and Character (appearance within the streetscene)	<p>Is the proposed extension considered appropriate development within the Green Belt or do very special circumstances exist which outweigh the harm (Local Plan Policies RA3, NPPF paragraph 89.</p> <p>The NPPF establishes that new buildings within the Green Belt are inappropriate unless, amongst other things, it involves the extension of a building that does not result in disproportionate additions over and above the size of the original building.</p> <p>Policy RA3 of the Welwyn Hatfield District Plan 2005 sets out Green Belt policy for extensions to dwellings and seeks to ensure that proposals would not result in a disproportionate increase in the size of the dwelling. This policy does not set a size threshold in relation to what the Council would consider disproportionate.</p> <p>Paragraph 89 of the Framework allows the extension or alteration of a building within the Green Belt provided that it does not result in disproportionate additions over and above the size of the original dwelling. Annex 2 of the Framework defines the original building as, a building as it existed on 1 July 1948 or, if constructed after 1948, as it was built originally.</p> <p>The current proposal is the resubmission of a previously approved scheme, granted planning permission in 2002 under reference: S6/2002/0059/FP. It comprises a two storey front, side and rear extension with a large gable roof. The consideration with this application is therefore whether or not policy or other material planning considerations have been amended since the original decision was made such that a different decision should be reached.</p> <p>At the time planning application: S6/2002/0059/FP was submitted, PPG2: Green Belts, was in place. This was a little more restrictive than the NPPF, however in terms of extensions to dwellings in the Green Belt is not that dissimilar. The District Plan was also adopted in 2005 and therefore a different policy applies. However, reviewing the earlier report, the wording was the same.</p> <p>The proposal at approximately a 70% increase over the original dwelling is a large increase and greater than normally would be permitted. However, a strong consideration is the earlier approval and due to this and with no other major changes in policy or circumstances, it would be unlikely that a refusal of an application would be successfully defended at appeal. Therefore, in this instance, it is considered that planning permission should not be withheld due to its impact on the Green Belt.</p>

	<p>b) The impact on the character and appearance of the existing property and the surrounding area (policies GBSP2, D1, D2 of the Welwyn Hatfield District Plan 2005 and Section 7 of the NPPF).</p> <p>The plans are identical to those previously approved and therefore the same considerations as per the Green Belt discussion needs to apply.</p> <p>The NPPF attaches great importance to the design of the built environment and Policies D1 and D2 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 building and area. These objectives are broadly consistent with the core principle of the NPPF that planning should seek to secure high quality design.</p> <p>Paragraph 5.2 (i) of the Design Guide SDG gives advice that extensions should harmonise with the scale and architectural style of the original building, and the character of the area.</p> <p>Planning permission: S6/2002/0059/FP was considered acceptable in terms of its design and good design was also a key consideration at that time. Circumstances have not changed such that a different decision should be reached.</p>
Impact on neighbours	The surroundings are comparable to planning permission granted under reference: S6/2002/0059/FP, and due to the positioning of the dwelling within its plot, it is some distance from neighbouring properties such that the proposal would not have an adverse impact upon their amenity.
Access, car parking and highway considerations	The proposal would increase the number of bedrooms and make provision of a double garage and front forecourt parking for some 3 car spaces and therefore the development is not considered to result in any parking or highway implications.
Landscaping Issues	None
Any other considerations	None
Conclusion	
<p>This proposal is a resubmission of planning application: S6/2002/0059/FP. Although policy and other material planning considerations have been amended since the date of the original planning permission, it is considered that the extent of change would not result in a different outcome to be reached.</p> <p>In light of the above, the proposal is therefore in accordance with the National Planning Policy Framework 2012, Policies D1, D2, GBSP2, M14, RA3, RA10 of the Welwyn Hatfield District Plan 2005 Welwyn Hatfield District Plan 2005 (Supplementary Design Guidance) and Interim Policy for Car Parking Standards and Garage Sizes 2014.</p>	

Conditions:

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

01A & 02A received 05 January 2016

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

2. The brickwork, roof tile, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations must match the existing dwelling/building in relation to colour and texture.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

1. POSITIVE AND PROACTIVE STATEMENT

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 Council's website or inspected at these offices).

Informatives:

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.

Determined By:

Mrs L Hughes
8 September 2016