

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

DELEGATED APPLICATION

Application No: 6/2016/0463/HOUSE
Location: 6 Hill Rise, Cuffley, Potters Bar, EN6 4EE
Proposal: Erection of single story rear extension
Officer: Mr A Mangham

Recommendation: Granted

6/2016/0463/HOUSE

Context	
Site and Application description	The site consists of a two storey detached property on the top quarter of Hill Rise. The area is residential in character featuring detached and semi detached properties. The applicant seeks permission for a single storey 'infill' rear extension. The extension, to form an extended living room, will not project beyond the line of the rear of the ex.dwelling. The extension will include bi-fold doors, with facing brick work to match the existing. The extension contains no side windows to the party boundary.
Constraints (as defined within WHDP 2005)	The site lies within the specified settlement of Cuffley as designated in the Welwyn Hatfield District Plan 2005.
Relevant planning history	<p>Application Number: 6/2016/0038/HOUSE Decision: Granted Decision Date: 06 April 2016 Proposal: Retention of detached garage, and alterations to roof to reduce the height.</p> <p>Application Number: S6/1978/0692/ Decision: Granted Decision Date: 05 January 1979 Proposal: Single storey side extension</p> <p>Application Number: S6/1984/0759/ Decision: Granted Decision Date: 04 February 1985 Proposal: Ground and first floor extensions</p>
Consultations	

Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour letter		
Summary of neighbour responses	None		
Town / Parish representations	Northaw & Cuffley Parish Council (States No objection)		
Consultees and responses	Councillor George Michaelides Councillor John Nicholls		
Relevant Policies			
NPPF D1 D2 GBSP1 GBSP2 M14 Others			
Main Issues			
Is the development within a conservation area?			
Yes No			
Would the significance of the designated heritage asset be conserved or enhanced?			
Yes No Comment (if applicable):			
Would the development reflect the character of the area?			
Yes No Comment (if applicable):			
Would the development reflect the character of the dwelling?			
Yes No N/A Comment (if applicable):			
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)			
Yes No N/A Comment (if applicable): Policy D1 in the Supplementary design guidance states that an extension should not cause loss of light or be unduly dominant from adjoining properties, as a result of the length of projection and the height or the proximity of the extension. It should be designed, oriented and positioned in such as way that minimises overlooking between dwellings. No objections have been received from the neighbouring property to the development, at No. 8 Hill Rise respectively. Due to the siting of the side extension and the absence of any side windows, it is not considered to have an impact on the amenities currently enjoyed by the occupiers of No. 8 Hill Rise in terms of loss of light, overlooking or appearing overly dominant. It is noted that no objection from this residency has been put forward to the file. In light of these observations, the proposed extension would not result in any significant impacts on the residential amenity of the neighbouring property. The proposal is considered to be acceptable in this regard and so complies with Policy D1 of the District Plan, the Design Guide SPG and NPPF.			
Would the development provide / retain sufficient parking?			

Yes	No	N/A
Comment (if applicable):		
Any other issues		
Conclusion		
The proposed development would respect the character of the area, reflect the design of the host dwelling and maintain the amenity of the occupiers of adjoining occupiers. Accordingly, the development complies with policies D1, D2 and GBSP2 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guidance Statement of Council Policy 2005 and the National Planning Policy Framework 2012.		

Conditions:

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

DPL.01 & DPL.02 & DPL.03 & DPL.04 & DPL.05 & DPL.06 & DPL.07 & DPL.08 & DPL.09 received and dated 30 March 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 Councils website or inspected at these offices).

Determined By:

Mrs L Hughes
25 May 2016