

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

DELEGATED APPLICATION

Application No: 6/2016/0923/HOUSE
Location: 25 Northaw Road East, Cuffley, Potters Bar, EN6 4LU
Proposal: Roof alteration from hip to gable, erection of rear extension to include 2no front dormer windows and installation of front porch
Officer: Mrs J Pagdin
Recommendation: Granted

6/2016/0923/HOUSE

Context	
Site and Application description	<p>The application site comprises a bungalow and its front and rear gardens on the east side of Northaw Road East as it leads south out of Cuffley.</p> <p>This stretch of Northaw Road East is characterised by bungalows on both sides of the road on consistent building lines. On the east side this is approximately 13m back from the front boundaries with the highway verge and on lower land than the road. Many of the bungalows have had alterations to the roofs, with small pitch roofed front dormers and side box dormers.</p> <p>The existing application house has a hipped roof with a short ridge running from front to rear (6m high when viewed from the site frontage). The walls are finished in render and the roof is covered in profiled red tiles. The house has not been extended but there is a 5m deep raised veranda to the rear, which is 1.5m above ground level at its highest point.</p> <p>Behind and to the south side of the house is a single garage. This is positioned on the southern boundary and has a pitched roof.</p> <p>There is a 1m space between its side elevation and the north boundary with No 23 Northaw Road East. To the south side is a gap of 2.5m to the south boundary with No 27. This spacing is typical of the street scene.</p> <p><u>Proposal</u></p> <p>Full planning permission is sought for the following extensions to the bungalow:</p> <ul style="list-style-type: none"> • Alterations to roof to change from hipped to flat end gables to both sides and increase in ridge height to 6.5m; • Installation of two small front dormers; • 1.2mx1,7m porch with pitched roof 2.8m eaves ridge 4m high • 2.45m deep single storey rear extension; • Extension of the roof ridge over the rear extension, set down approximately 0.2m from the main ridge, with a narrow crown at the centre; • Flat-end gable facing the rear;

	<ul style="list-style-type: none"> Materials to match the existing. <p>The rear veranda would not be extended.</p>		
Constraints (as defined within WHDP 2005)	PAR - PARISH (NORTHAW AND CUFFLEY)		
Relevant planning history	None		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbouring properties were notified in writing for 21 days		
Summary of neighbour responses	None received		
Town / Parish representations	No objection		
Consultees and responses	<ol style="list-style-type: none"> Jason Grocock (Northaw and Cuffley Parish Council)– see above Councillor Bernard Sarson – no response Councillor George Michaelides - no response Councillor Irene Dean - no response 		
Relevant Policies			
NPPF D1 D2 GBSP1 GBSP2 M14 Others Supplementary Design Guidance 2005 Supplementary Planning Guidance, Car Parking Standards 2004 Interim Policy on car Parking Standards and Garage Sizes 2014			
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): n/a			
Would the development reflect the character of the area? And the dwelling?			
Yes No			
Comment (if applicable):			
<p>The main changes to the building would be at roof level. The height of the roof would be increased by 0.5m and the shape facing the front would change from hipped to flat-end gables on each side. While this would make the roof wider at higher level it would not result in the building looking cramped on its site as the existing spaces between the building and boundaries would be retained.</p> <p>The ridge would not be significantly higher than the existing roof and would pitch to the front. The two front dormers would be small (1.5m and 2.3m wide) and have pitched roofs over. They would be set in from the side of the roof by 1m or more and they would be set down below the height of the main ridge by 0.1m and 0.3m. The new roof and dormers would be finished in tiles to match the texture and colour of the existing roof and, when viewed from the road, would not be unduly</p>			

prominent.

Several bungalows in the row have had roof alterations and the proposals are not out of keeping with the scale of alterations at other houses in the vicinity. However, in creating flat-end gables instead of box dormers to the sides, the roof form would be simpler than some of the nearby examples and be more appropriate to the style of the house.

The rear extension would be within the dimensions of the existing veranda. The ridged roof over would not extend beyond the width of the existing house or beyond the veranda to the rear. The sides of the roof would pitch down towards the boundaries and retain the existing spacing to each side so that the building would not appear cramped on the site. Consequently the proposal would be in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)

Yes No N/A

Comment (if applicable):

The nearest neighbouring properties most likely to be affected are No's 23 and 27 Northaw Road East.

The increase in depth to the rear of the house would be modest. The rear elevation would not project beyond the single storey rear extension at No 27 to the south so would not result in a loss of day or sunlight to the garden and windows on the rear of No 27.

The property at No 23 to the north has been extended at roof level (with a box dormer to the side/rear). The proposed rear extension would project 2.45m beyond the neighbouring rear elevation at No 25 but would be approximately 3.5m away and have a pitched roof down towards the boundary. The positioning and design are such that the rear extension would not cause a loss of sun or daylight to the rear windows or veranda/patio area at No 23.

With regard to privacy, there would be no new windows installed in the south facing side elevation. A side door would replace part of one window. This would not give rise to a significant increase in overlooking or loss of privacy to No 27 over and above the existing situation.

One new window to the stairway would be installed in the north facing boundary but this would be obscure glazed to prevent overlooking of the space to the side of the house at No 23.

Overall, the proposed extensions and alterations would not result in a loss of amenity or reduction in living conditions at the neighbouring properties and would be in accordance with Policy D2 of the WHDP2005 in this respect.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

Access, car parking and highway considerations

No alterations would be made to the vehicle access to the site from Northaw Road East. The existing hard-standing to the front of the house provides space for about three cars to park and turn.

In addition, there is space to the side of the house to park one or two additional cars. The garage is narrow and unlikely to provide parking facilities for a large car.

The increase in number of bedrooms (from two to four) would increase the demand-based parking requirement for the site to three car parking spaces. These are already available on the site and would be retained. The proposal would be in accordance with the Council's adopted parking policies and standards.

Landscaping Issues

n/a

Conclusion

The proposal has been considered in terms of its impact upon the character and appearance of the host building and the street-scene, its impact on living conditions at neighbouring properties and the adequacy of on-site car parking provisions. The proposal is considered acceptable subject to conditions over building in accordance with the submitted plans, the use of materials to match the existing house and obscure glazing of the north facing stair window.

Conditions:

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

C/01 & C/02 received and dated 10.5.2016.

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.

3. The proposed stair window in the north facing elevation of the building shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened below a height of 1.8 metres above floor level, and shall be retained in that form thereafter.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 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).

Determined By:

Mr A Mangham
28 July 2016