

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

**DELEGATED APPLICATION**

**Application No:** 6/2016/0931/HOUSE  
**Location:** 6A Hill Rise, Cuffley, Potters Bar, EN6 4EE  
**Proposal:** Erection of two storey rear extension  
**Officer:** Mrs J Pagdin

**Recommendation:** Granted

6/2016/0931/HOUSE

<b>Context</b>	
<b>Site and Application description</b>	<p>The application site comprises a two storey house with pitched roof and detached double garage and its rear and front gardens. It is a recently constructed house on a private gated drive behind No 6 Hill Rise in the designated settlement of Cuffley.</p> <p>The building is cross shaped in plan and built of a mellow mottled brick with pitched roofs covered in red/brown plain tiles. The house faces south east, the garage is to the east side and beyond that is No 6b Hill Rise a similar style of house 8meters away, on slightly lower land. The application house has a secluded garden behind, which backs onto the end of the long rear garden of No 10 Hill Rise. This rear boundary is marked with a thick Lonicera hedge.</p> <p>The surrounding area is residential in character and the site is bounded by the gardens of detached and semi-detached houses in Hill Rise and Orchard Close.</p> <p><u>Proposal</u></p> <p>Full planning permission is sought for the following</p> <ul style="list-style-type: none"> <li>• Removal of an existing conservatory-style breakfast room at ground floor that currently infills the north east recessed corner on the rear of the cross shape of the house;</li> <li>• Complete infill of this recessed corner at two storeys; 3m deep x 6.5m wide</li> <li>• Provide dressing and bath area at first floor and dining area at ground floor;</li> <li>• Roof pitch to side and rear – small crown area 3m x 6.5m</li> <li>• No windows in side elevation except high level roof light in new roof pitch to serve bathroom</li> <li>• Reposition existing rear facing window 3m further back</li> <li>• Eaves and ridge to tie into existing</li> <li>• Materials to match existing</li> </ul>
<b>Constraints (as</b>	PAR - PARISH (NORTHAW AND CUFFLEY)

<b>defined within WHDP 2005)</b>	Ward6 - Northaw & Cuffley		
<b>Relevant planning history</b>	<p><u>No 6B</u>: 6/2016/0038/HOUSE- Retention of detached garage, and alterations to roof to reduce the height. Granted 06 April 2016.</p> <p><u>No 6</u>:</p> <p>S6/2004/0437/FP - Partial demolition of existing dwelling and erection of two detached dwellings and garages (amended scheme to S6/2002/0470/FP involving revisions to the size and height of the garages serving No.6 Hill Rise and new dwelling on plot 1). Granted 4.6.2004.</p> <p>S6/2002/0470/FP - Partial demolition of existing dwelling and erection of two detached dwellings. Granted 11.4.2003.</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	The neighbouring occupiers were notified in writing for 21 days.		
<b>Summary of neighbour responses</b>	None received		
<b>Town / Parish representations</b>	Parish Council has no objection		
<b>Consultees and responses</b>	<ol style="list-style-type: none"> <li>1. Jason Grocock (Northaw and Cuffley Parish Council) – see above</li> <li>2. Councillor Bernard Sarson – no response</li> <li>3. Councillor George Michaelides – no response</li> <li>4. Landscapes Department – no objection</li> <li>5. Councillor Irene Dean - no response</li> </ol>		
<b>Relevant Policies</b>			
NPPF D1 D2 GBSP1 GBSP2 M14 Others Supplementary Design Guidance (SDG) 2005 Supplementary Planning Guidance Car Parking Standards 2004 Interim Policy on Car Parking and Garage Sizes 2014			
<b>Main Issues</b>			
<b>Design (form, size, scale, siting) and Character (appearance within the streetscene)</b>	<p>The proposed extension would be modest in scale and in keeping with the existing style, character and materials of the application house and its immediate neighbour at 6b.</p> <p>The extension would infill one 3m deep recess on the rear of the house and would be clearly subservient to the original building. The ridge height of the extended part of the roof would be lower than the highest part of the roof by 0.5m and would be set behind the main ridge. It would not be noticeable when viewed from the front of the property and not at all from the publicly accessible streetscape in Hill Rise.</p> <p>Subject to conditions over building in accordance with the plans and using materials to match the existing house, it would make a tidy and well-designed extension to the property in accordance with the relevant policies.</p>		

<p><b>Impact on neighbours</b></p>	<p>The nearest neighbouring property is at 6B Hill Rise set 8m away to the east.</p> <p>The application house is positioned to the south west of No 6B, which faces south. Although the house at 6B is on slightly lower land than No 6A and the rear extension would be on the side nearest to No 6B, the spacing between the buildings and the absence of windows in the side elevation of 6B facing No 6A means that the proposal would not result in an overbearing impact on or loss of light to No 6B.</p> <p>The new roof light over the bathroom area could potentially give views into the rear garden of No 6B. A condition is recommended to require the sill height of the roof light to be over 1.7m above the internal floor level.</p> <p>To the rear the existing rear-facing windows at No 6A allow some views over the far end of the garden to No 10 Hill Rise. The proposal would not increase the number of windows at first floor facing this direction. It would bring one window 3m further back to level with an existing rear facing window; 12m from the boundary. This would not add significantly to overlooking over and above the existing situation. The neighbour at No 10 has not lodged any comments and there is ample room for screening by vegetation to be introduced if desired.</p> <p>The proposal is considered to meet the criteria of Policies of the NPPF 2012, Policies D1 and D2 of the Welwyn Hatfield Borough Council 2005 and the SDG 2005</p>
<p><b>Access, car parking and highway considerations</b></p>	<p>The number of bedrooms would not be increased above four so the demand for parking at the site would remain at three spaces on site. There are two garage spaces and room for two or more cars to park on the open area in front of the garage. This arrangement meets with the Car Parking standards and Interim Policy 2014.</p>
<p><b>Landscaping Issues</b></p>	<p>The Landscape Department was consulted and had no objections. The proposal would not involve the loss of any trees.</p>
<p><b>Conclusion</b></p>	
<p>The proposal has been considered in terms of the impact on the character and appearance of the host property and the wider street setting, impact on the living conditions at neighbouring properties, car parking and landscaping. It is considered acceptable in regard to all these factors.</p>	

**Conditions:**

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

308/S/001 & 308/P/002A & 308/P/003 received and dated 13.5.2016.

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. Other than the windows shown on the approved drawings to which this planning permission relates, no windows or other openings shall be inserted into the east elevation of the extension hereby permitted. The sill height of the roof light in the east elevation shall be at least 1.7m above the internal floor level of the room it serves and shall be maintained in that condition 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:**

Mrs L Hughes  
15 July 2016