

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

DELEGATED APPLICATION

Application No: 6/2016/1629/HOUSE
Location: 18 Kingswell Ride, Cuffley, Potters Bar, EN6 4LH
Proposal: Installation of side dormer to chalet bungalow
Officer: Miss C Dove

Recommendation: Granted

Context			
Site and Application description	The application site accommodates a detached bungalow. The surrounding area is characterised by similar detached bungalows, many of which have been extended and altered. The application dwelling has benefited from alterations to the roof to include a dormer to the rear. The application seeks permission to replace the existing side rooflight with a side dormer.		
Constraints (as defined within WHDP 2005)	GB - None PAR - PARISH (NORTHAW AND CUFFLEY) Ward6 - Northaw & Cuffley		
Relevant planning history	<u>Planning</u> Application Number: S6/1980/0827/ Decision: Granted Decision Date: 02 February 1981 Proposal: Single storey front and rear extensions and garage Application Number: S6/1988/0901/OP Decision: Refused Decision Date: 22 November 1988 Proposal: Site for 26 dwellings and tree belt screen Application Number: S6/1989/1028/OP Decision: Refused Decision Date: 02 February 1990 Proposal: Outline proposal for residential development and tree belt screen		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour letters		
Summary of neighbour responses	<ul style="list-style-type: none"> N/A 		
Town / Parish representations	None received		
Consultees and responses	Councillor Bernard Sarson - No response received Councillor George Michaelides – No response received Councillor Irene Dean - No response received		
Relevant Policies			

NPPF D1 D2 GBSP2 M14 Others Interim Parking Standards	
Main Issues	
Design (form, size, scale, siting) and Character (appearance within the streetscene)	The application dwelling and neighbouring properties are detached and have a reasonable separation. The dormer does not appear overly dominant when viewed from the street and adjacent plots. One window is proposed within the dormer which would serve an existing bathroom. Drawing No 3 shows this window to be fixed and obscure glazed.
Impact on neighbours	The proposed development would not result in any overlooking or significant loss of privacy to the adjoining occupiers, therefore, is in accordance with the requirements of Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.
Access, car parking and highway considerations	The site has a large hardstanding and vehicular access to an existing garage at the front of the property which is not affected by this development. No additional bedrooms are proposed and therefore parking provision does not either.
Conclusion	
The proposed development would not have an adverse impact upon the character and appearance of the locality or the residential amenity of the adjoining occupants. The proposal is therefore acceptable and is in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.	

Conditions:

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

1:1250 Site Location plan and drawing No 3

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 side dormer window of the proposed 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:

Mrs L Hughes
21 September 2016