

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

DELEGATED APPLICATION

Application No: 6/2016/2106/HOUSE
Location: Carbone House, Carbone Hill, Northaw, Potters Bar, EN6 4PL
Proposal: Erection of two storey front extension with alterations to entrance door and surround
Officer: Mr D Elmore

Recommendation: Granted

6/2016/2106/HOUSE

Context	
Site and Application description	<p>The application site lies on the south eastern side of Carbone Hill at the cross roads junction of that road with The Ridgeway and Vineyards Road.</p> <p>The site comprises a large detached dwelling with adjoining annexe and large detached swimming pool building set within a well landscaped, large residential plot.</p> <p>The site lies within a residential part of the Green belt. The surrounding area features large detached dwellings set within large and substantial plots.</p> <p>Planning permission is sought for a two storey front extension, two replacement front dormers and alterations to entrance door and surround.</p>
Constraints (as defined within WHDP 2005)	<p>GB - Greenbelt</p> <p>LCA - Landscape Character Area (Northaw Great Wood)</p> <p>LCA - Landscape Character Area (Northaw Common Parkland)</p> <p>PAR - PARISH (NORTHAW AND CUFFLEY)</p> <p>Wards - Northaw & Cuffley</p>
Relevant planning history	<p>6/2016/0448/LAWP – Erection of single storey side extension</p> <p>S6/2011/1670/LUP – Erection of proposed swimming pool building (Granted)</p> <p>S6/2004/1427/FP – Demolition of existing garage and erection of single storey side and rear extension, new boundary gates with entrance and exit (Refused)</p> <p>S6/2003/0424/FP – Demolition of existing garage and outhouse and the erection of a replacement garage, car port, swimming pool, pool room with gallery, alteration to front boundary to provide 1.5m security gates and wall with access to refuse store (Refused and dismissed at appeal)</p> <p>S6/2001/0789/FP – Erection of first floor conservatory, and glazed link at ground floor level to adjoining cottage (Granted)</p> <p>S6/1975/0119 – New front porch and alterations to cottage (Granted)</p>
Consultations	

Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Relevant neighbours and consultee's notified		
Summary of neighbour responses	No response		
Town / Parish representations	No objection		
Consultees and responses	<ol style="list-style-type: none"> 1. Councillor Bernard Sarson - no response 2. Councillor George Michaelides - no response 3. Councillor Irene Dean - no response 		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input checked="" type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input type="checkbox"/> M14 Others: RA3 (Extensions to Dwellings in the Green Belt)			
Main Issues			
Is the development within a conservation area?			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Would the significance of the designated heritage asset be conserved or enhanced?			
<input type="checkbox"/> Yes <input type="checkbox"/> No			
Comment (if applicable): N/A			
Would the development reflect the character of the area?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Comment (if applicable):			
Would the development reflect the character of the dwelling?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
Comment (if applicable):			
Subject to materials matching that of the host dwelling. This can be secured through planning condition.			
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
Comment (if applicable):			
Would the development provide / retain sufficient parking?			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			
Comment (if applicable):			
Any other issues			
<p>Whether the proposal is inappropriate development within the Green Belt and the effect of the proposal on the openness, character and appearance of the Green Belt.</p> <p>The National Policy Framework (NPPF) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The construction of new buildings is to be regarded as inappropriate, apart from various exceptions. One</p>			

of these exceptions is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. This is in line with Policy RA3 'Extensions to Dwellings in the Green Belt'. Policy RA3 also outlines further criteria in this regard in that extensions to existing dwellings would also only be allowed where the development would not have an adverse visual impact (in terms of its prominence, size, bulk and design) on the character, appearance and pattern of development of the surrounding countryside.

It is understood from previous planning applications that the floor area of the original dwelling (including cottage annexe) is 537.1.sqm. The proposed front extension would add a mere 11.7.sqm to the floor area of the original dwelling

The proposed front extension will add to the volume of the front roof slope, however given the increase in footprint, the extent of increase will be minor

The two replacement dormers will be larger alternatives to those currently in situ, however the resultant increase in bulk would not be unacceptable.

With the above measurements and observations in mind, it is considered that the proposed development would be a proportionate addition to the original building within the Green Belt.

Now turning to the impact of the proposal on the openness of the Green Belt. The essential characteristics of Green Belts are their openness and their permanence. The proposal introduces additional built form, however this would not impinge on the openness of the Green Belt. The proposal is therefore appropriate in this regard.

It is considered that the proposed development represents appropriate development within the Green Belt in accordance with Policies GBSP1 and RA3 of the Welwyn Hatfield District Plan and relevant provisions of the National Planning Policy Framework 2012.

Conclusion

Subject to the suggested planning condition, the proposed development would represent appropriate development within the Green Belt, respect the character of the area, reflect the design of the host dwelling and preserve the amenity of the occupiers of adjoining occupiers. Accordingly, the development complies with Policies GBSP1, GBSP2, RA3, D1 and D2 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance of the Welwyn Hatfield District Plan 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:

Location Plan (1:1250), 05, 07, 771/06, 771/08, 771/SP1 & 771/SP3, received 07 October 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 development/works shall not be started and completed other than in accordance with the approved plans and details:

Location Plan (1:1250), 05, 07, 771/06, 771/08, 771/SP1 & 771/SP3, received 07 October 2016.

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

4. 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).

2. 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.
2. 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:

Mr A Mangham
1 December 2016