

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

**DELEGATED APPLICATION**

**Application No:** 6/2016/2412/HOUSE  
**Location:** Woodside, Vineyards Road Northaw Potters Bar EN6 4PA  
**Proposal:** Erection of single storey front extension plus internal alterations and front canopy  
**Officer:** Mrs J Pagdin

**Recommendation:** Granted

6/2016/2412/HOUSE

<b>Context</b>	
<b>Site and Application description</b>	<p>The application site lies on the northern side of Vineyards Road, some 15 metres to the east of Northaw C of E JMI School. (The house was previously known as Talgarth.) The property comprises a bungalow with roughcast rendered walls painted white and a slate tiled roof. The property is situated on a long thin rectangular plot with a 15m wide frontage to the road and a depth of 40m. Land levels fall in a northerly direction but the site frontage is flat and partly paved to provide 3 or 4 car parking spaces.</p> <p>The house is set off the boundary by 1m. The western 3m of the frontage is set back by 2m. The house has had previous extensions at the rear (including planning permission ref no S6/2003/0303/FP).</p> <p>To the west side is The Bungalow another detached single storey residence, which is also set off the boundary by at least 1m. There are four windows in the flank of The Bungalow, all of which are obscure glazed.</p> <p>To the rear and east of the application site lies open land, part of the Nyn Park estate. To the south and west is the village of Northaw. The application site and the surrounding area, including the village of Northaw, are washed over by the Green Belt.</p> <p><u>Proposal</u></p> <p>Full planning permission is sought for a single storey extension at the front and a new porch:</p> <ul style="list-style-type: none"> <li>• Extension to infill the recessed corner on the house frontage – (4m wide x 2.4m deep)– materials to match existing</li> <li>• Install window</li> <li>• Pitched roof to be continued over extension (same eaves and ridge heights)</li> <li>• Creation of small area of crown roof</li> <li>• Replacement bay window with porch 1.2m deep x 3m wide and pitched roof 3.6m high at the ridge with 2.5m high eaves.</li> </ul>

<b>Constraints (as defined within WHDP 2005)</b>	GB - Greenbelt LCA - Landscape Character Area (Northaw Common Parkland) PAR - PARISH (NORTHAW AND CUFFLEY) Wards - Northaw & Cuffley		
<b>Relevant planning history</b>	S6/2003/0303/FP – Erection of single storey rear extension. Granted		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support:	Object:	Other:
<b>Publicity</b>	Site Notice Display Date: 23 November 2016 Site Notice Expiry Date: 14 December 2016		
<b>Summary of neighbour responses</b>	None received		
<b>Town / Parish representations</b>	Northaw & Cuffley Parish Council		Comment: No objection
<b>Consultees and responses</b>	1. Northaw & Cuffley Parish Council – see above 2. Councillor Bernard Sarson – no response 3. Councillor George Michaelides– no response 4. Councillor Irene Dean– no response		
<b>Relevant Policies</b>			
<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 checked="" type="checkbox"/> M14 Others Supplementary Design Guideline 2005			
<b>Main Issues</b>			
<b>Whether the proposed development is inappropriate in the Green Belt</b>	<p>Polices of the NPPF 2012 and Polices GBSP2 and RA3 of the Welwyn Hatfield District Plan 2005 consider residential extensions inappropriate in the Green Belt. Exceptions to this are limited to extensions that are proportionate to the original building (as at 1948 or as first built, if after 1948). Policy RA3 requires extensions to <b>not</b> make a property more prominent or visually intrusive in their setting.</p> <p>The original dwelling comprises the bungalow prior to any extensions, which had a floor area of approximately 126sqm. The cumulative increase in the footprint and floor-space are common indicators of whether proposals are proportionate. The house was previously extended through an approved extension (S6/2003/0303/FP – single-storey rear extension) and a previous lounge extension. The cumulative increase in floor-space was approximately 46sqm (gross external) and represented an increase over the original of around 36.5%. These increases were not considered to be disproportionate and were comparable to other permitted extensions in the vicinity at that time and were considered to be acceptable in the Green Belt.</p> <p>The current proposal is to install an infill extension on the front corner of the building to infill the recess on the western part of the frontage. The total proposed floor area would be approximately 10sqm. This would bring the cumulative increase to 56sqm (44%).</p> <p>This would not project beyond the side wall or the front wall of the existing house. Nor would it project forward of the front elevation of the neighbouring house, The Bungalow. As such it can be considered to be infilling within the</p>		

	<p>existing dimensions of the application building and its adjoining neighbour.</p> <p>The porch would be open-sided with a floor area of 3.6sqm and would project slightly further forward than the existing bay window that it would replace. If included in the floor-space calculations the total increase would be 59.6sqm (47%).</p> <p>The calculation of what is 'proportionately larger', whilst not having a precise formula, allows for judgement of the merits of each case in its own context. While a numerical calculation may show a proposal to be disproportionate, the material impact could more clearly be determined by whether the proposal would affect the visual openness of the Green Belt.</p> <p>Therefore, the proposed extension and porch also need to be assessed in terms of their impact on the visual openness and rural character of the Green Belt when viewed from publically accessible viewpoints around the site.</p> <p>The proposed changes would be visible from Vineyards Road as the site frontage is open. However, the proposed changes would be limited in scale and would not result in an increase in the width of the house so that the side elevation would remain 1m from the side boundary. The front wall of the proposed extension would be level with the frontage of the house and the eaves and ridge height would be the same as on the original house. The resulting building would not, therefore, appear significantly more prominent or visually intrusive in the setting and would not appear cramped within the site. The spacious setting and visual permeability and openness of the site would not be adversely affected by the proposal.</p> <p>With regards to the porch, the design would have a flat gable facing the street and while this is a more prominent design than the previous recessed entrance door it would be small in scale and subservient to the original building in height and width. The materials are not specified in the application form and the use of appropriate materials would be important on this aspect of the proposal. These should match the existing house in colour and texture. A condition requiring details of the materials can be imposed on planning permission.</p> <p>Overall, and subject to satisfactory treatment of the porch, the proposals would respect and relate to the character, appearance and pattern of development in the surrounding rural area and the resulting house would not appear disproportionately larger than the original building.</p> <p><u>Summary</u></p> <p>In terms of quantitative increase the proposed extension is a border-line in terms of being a proportionate enlargement. However, harm by reason of its size is balanced by the design of the extension to fit within the existing dimensions of the building and the relatively small scale of the porch. The resulting building would not appear significantly more prominent or visually intrusive nor appear cramped within its site. Overall the scheme would respect and relate to the character, appearance and pattern of development in the surrounding rural area and the resulting house would not appear disproportionately larger than the original building and would not affect the openness and rural character of the Green Belt in this location.</p> <p>The proposal can be considered to qualify as an exception to the presumption against residential development in the Green Belt in accordance with Policies of the NPPF and Welwyn Hatfield District Plan 2005.</p>
<b>Design (form, size, scale, siting)</b>	Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 require all new developments to incorporate high quality design and to respect and relate to

<p><b>and Character (appearance within the streetscene)</b></p>	<p>the character and context of the area in which it is proposed. They should maintain and, where possible, enhance or improve the character of the existing area. These Policies are expanded upon in the SDG which recommends that in general, the materials used in new developments should match those of the existing building.</p> <p>These matters are covered in the consideration of Green Belt issues above. Subject to conditions over materials and building in accordance with the submitted plans and details, the proposal is considered to comply with the Policies of the Welwyn Hatfield District Plan in this respect.</p>
<p><b>Impact on neighbours</b></p>	<p>Local Plan Policy D1 and the SDG 2005 are relevant. The impact of the proposed development on living conditions and amenity of neighbouring dwellings is measured in terms of overbearing impact, impact on light and overlooking/loss of privacy.</p> <p>The property most likely to be affected is The Bungalow to the west of the application site. The proposed infill front extension would not be closer to the side boundary with the Bungalow; a distance of 2m would remain between the facing elevations and the light to the obscure-glazed secondary windows in this elevation of The Bungalow would not be significantly adversely affected. The infill extension would not project forward of the front elevation of The Bungalow and would not affect light to the windows on the front elevation of The Bungalow nor result in an overbearing impact on that neighbouring property.</p> <p>In terms of privacy the proposed extension would not contain windows facing the side boundary so would not affect the privacy of the occupiers of The Bungalow.</p> <p>Given the above considerations, the proposed development is considered acceptable with regard to impact on neighbours in accordance with Policy D1 of the Welwyn Hatfield District Plan and the SDG 2005.</p>
<p><b>Access, car parking and highway considerations</b></p>	<p>On-site parking provisions are adequate at present. The proposal does not involve additional bedrooms but involves enlarging an existing bedroom. Therefore, no additional parking is required.</p>
<p><b>Conclusion</b></p>	
<p>The application has been considered in terms of its appropriateness in the Green Belt. In terms of quantitative increase, the proposed extension is border-line in terms of being a proportionate enlargement. The resulting building would not appear significantly more prominent or visually intrusive in the street-scene or appear cramped within its site and would not appear disproportionately larger than the original building and would not affect the openness and rural character of the Green Belt in this location. The proposal can be considered to qualify as an exception to the presumption against residential development in the Green Belt in accordance with Policies of the NPPF and Welwyn Hatfield District Plan 2005.</p> <p>The design of the proposed extension and porch are considered acceptable in terms of Policies of the NPPF and the Local Plan subject to conditions over the use of materials to match for the extension and submission of details of appropriate materials for the porch. The proposed development is also considered acceptable with regard to impact on neighbours in accordance with Policy D1 of the Welwyn Hatfield District Plan and the SDG 2005.</p>	

**Conditions:**

1. The brickwork, roof tile, bond, mortar, detailing, guttering, soffits and other external decorations of the approved single storey front/side extension 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.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the porch hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

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.

**DRAWING NUMBERS**

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

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
459016-2		Existing & Proposed Floor Plans & Elevations & Site Location Plan	15 November 2016

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

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  
18 January 2017