

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2017/0256/HOUSE
Location: 10 Hill Rise Cuffley Potters Bar EN6 4EE
Proposal: Erection of brick wall and gate in front garden following the removal of existing timber fence
Officer: Mr R Adenegan

Recommendation: Granted

6/2017/0256/HOUSE

Context	
Site and Application description	<p>No 10 is a large detached two-storey dwelling located north eastern side of Hill Rise. The front boundary has a width of 16.7m and currently has a 1m high wooden railing fence. A mixture of hedges and fencing encloses the front boundaries of the site. The site lies within the settlement of Cuffley as designated in the Welwyn Hatfield District Plan 2005.</p> <p>The application dwelling is setback at least 15m from the front boundary and the land level falling in a northwesterly direction along Hill Rise.</p> <p>The application seeks full planning permission for the erection of a front boundary Reddish brown finish brick wall with open railings above painted black. An access gate is proposed which is also to be constructed in painted open metal railings painted black.</p> <p>The proposed fence will span the entire width of the site measuring approximately 16.7m and would consist of brick wall 1m high and railings 850mm high. This will be supported by a total of six 800mm high brick columns. Two railing gates with an average height of approximately 1.8m are proposed.</p>
Constraints (as defined within WHDP 2005)	<p>PAR - PARISH (NORTHAW AND CUFFLEY)</p> <p>Wards - Northaw & Cuffley</p> <p>TPO - TPO283 T1</p>
Relevant planning history	<p>Planning</p> <p>Application Number: E6/1954/1279/ Decision: Granted Decision Date: 16 December 1954 Proposal: Addition of bedroom, alterations to bathroom and erection of garage.</p> <p>Application Number: E6/1959/1251/ Decision: Granted Decision Date: 17 September 1959 Proposal: Extension to garage.</p> <p>Application Number: E6/1972/2099/ Decision: Refused Decision Date: 13 December 1972 Proposal: Site and layout for 3 detached houses and garages.</p>

	<p>Application Number: E6/1973/2981/ Decision: Granted Decision Date: 27 July 1973 Proposal: Two storey rear extension and additional access</p> <p>Application Number: S6/1988/0108/FP Decision: Granted Decision Date: 08 April 1988 Proposal: Two storey rear extension</p> <p>Application Number: S6/2002/0088/FP Decision: Granted Decision Date: 18 March 2002 Proposal: ERECTION OF A SINGLE STOREY REAR EXTENSION; RAISING OF EXISTING ROOF WITH FRONT AND REAR DORMER WINDOWS TO FORM FIRST FLOOR</p> <p>Application Number: S6/2002/0470/FP Decision: Granted Decision Date: 15 April 2003 Proposal: PARTIAL DEMOLITION OF EXISTING DWELLING AND ERECTION OF TWO DETACHED DWELLINGS</p> <p>Application Number: S6/2002/1366/FP Decision: Granted Decision Date: 22 April 2003 Proposal: TWO STOREY FRONT AND REAR EXTENSIONS, FIRST FLOOR SIDE EXTENSION AND CONSERVATORY</p> <p>Application Number: S6/2004/0292/FP Decision: Granted Decision Date: 23 April 2004 Proposal: ERECTION OF SINGLE STOREY SIDE EXTENSION</p> <p>Application Number: S6/2004/0437/FP Decision: Granted Decision Date: 10 June 2004 Proposal: 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)</p> <p>Application Number: S6/2005/0355/FP Decision: Granted Decision Date: 13 June 2005 Proposal: EXTENSIONS AND ALTERATIONS TO PROVIDE ADDITIONAL GROUND AND FIRST FLOOR ACCOMODATION AND NEW SECOND FLOOR ROOF SPACE ACCOMMODATION</p> <p>Application Number: S6/2012/0631/FP Decision: Granted Decision Date: 05 July 2012 Proposal: Erection of single storey side and single storey garage extension</p> <p>Application Number: 6/2016/0931/HOUSE Decision: Granted Decision Date: 15 July 2016 Proposal: Erection of two storey rear extension.</p>		
Consultations			
Neighbour representations	Support: 0	Object: 1	Other: 0

Publicity	Four neighbouring properties were consulted. No representation has been received.
Summary of neighbour responses	<ul style="list-style-type: none"> Northaw & Cuffley Residents: This Association objects to the application due to the height and design which will be out of character with the street scene in this part of Hill Rise.
Consultees and responses	<ol style="list-style-type: none"> Jason Grocock (Northaw & Cuffley Parish Council) The PC has concerns that this is not in keeping with the rest of the road to have 6 ft. walls and would prefer this to be lower. Councillor Bernard Sarson – No response. Councillor George Michaelides – No response. Councillor Irene Dean - No response. Landscapes Department Arboriculturally: Although there is an ash tree in the adjacent front garden, I have no concerns over the proposal and the tree. The wall will encroach significantly into the root protection area of the tree but the tree has a reduced amenity value. The applicant should be aware that severing roots can destabilise the tree and increase the likelihood of failure. Soft landscape: There is no soft landscaping mitigation.
Relevant Policies	
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input type="checkbox"/> M14 Others	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Comment (if applicable):	
Would the development reflect the character of the area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Comment (if applicable): Policy D1 and D2 require development proposals to respect and relate to the character and context of the area. They should maintain or enhance and improve the character of an existing area.	
<p>The frontages of the neighbouring properties vary with boundary treatments that differ in design, but are mainly open or have low brick walls. Hedges and vegetation also make up the boundary treatments for several of the neighbouring properties.</p> <p>The frontages of this part of Hill Rise are characterised by open, low wall and hedges. However, Hill Rise has examples of similar front boundary treatments as being proposed at Nos. 19, 21 and 23 Hill Rise. The property at No.23 Hill Rise benefited from planning permission S6/2009/1012/FP which supported brick columns at a height of 1.86m in height whilst that of No. 19 benefitted from planning permission reference S6/2010/0238/FP which supported brick columns of approximately 1.92m high. The current proposal is approximately 1.8m high and so would not be significantly different. In addition, No. 4 Hill Rise, has railing gates of some 2m high along its front boundary with brick columns of similar height.</p> <p>The proposed fence has been designed to step down the hill to incorporate the changes in level. The new wall and railings would extend for approximately 17m (a similar distance to that across the road at No.23) with the brick columns and railings being slightly lower.</p>	

It is considered that the use of open railings above the wall will still allow views into the application site and would not be significantly dissimilar to that which was approved at Nos. 19, 21 and 23.

On balance, whilst many of the frontages in Hill Rise have open frontages or lower boundary treatments than proposed, these aforementioned boundary treatments have particular relevance. Furthermore, each site must be taken on its own merits and so granting planning permission on this site would not set a precedent for other sites in Cuffley which will be dependent on its own character and its environs.

The principle of a low brick wall or low railings is not out of keeping with the character of the road as it is reflective of similar front boundary walls in the street. The proposed works will respect the character, appearance and setting of the building in terms of design and scale and would not detract from the character of the surrounding properties. The use of railings with low wall would afford an open frontage characteristic of properties in the street.

In summary, the proposed wall, railings and gates are considered to be of a good design quality and would not unduly detract from the character of the street scene and surrounding area.

Would the development reflect the character of the dwelling?

Yes No N/A

Comment (if applicable):

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

Yes No N/A

Comment (if applicable):

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable): The proposed gate would be set approximately 2.8m behind (visibility splays) the public pavement with the gates opening inward into the front garden providing a visibility for drivers of vehicle leaving the site. Car existing and entering the application site would be able to wait and not obstruct vehicular and pedestrian flow. Thus the proposal does not present a safety hazard for pedestrians.

Any other issues

Conclusion

In summary, the proposed development would not appear overly prominent and would incorporate the attractive features and characteristics of the surrounding streetscene. The proposal would not have a detrimental impact upon the character and appearance of the area and would complement existing precedent in the locality. The development would comply with the requirements of Local Plan Policies GBSP2, D1 and D2 and the NPPF. As such, approval of planning permission is recommended.

Conditions:

1. The brickwork, and other external materials to be used on the development hereby approved must match the existing dwelling/building in relation to colour .

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

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

Plan Number	Revision Number	Details	Received Date
AC/101		Existing Plans & Elevations	13 February 2017
AC/201		Proposed Plans & Elevations	13 February 2017
I		Location plan	13 February 2017

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:

Ms F Nwanze
10 April 2017