

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

**DELEGATED APPLICATION**

**Application No:** 6/2017/0618/FULL  
**Location:** 58 Plough Hill, Cuffley, Potters Bar, EN6 4DS  
**Proposal:** Erection of a detached dwellinghouse following the demolition of existing  
**Officer:** Mr D Elmore

**Recommendation:** Granted

6/2017/0618/FULL

<b>Context</b>			
<b>Site and Application description</b>	<p>The application site comprises a detached dwelling and its gardens located on the north-east side of Plough Hill, close to its junction with The Ridgeway.</p> <p>The surrounding area is residential in character and features large detached dwellings which vary in design and appearance.</p> <p>Planning permission is sought for the erection of a detached dwelling house following demolition of the existing dwelling house.</p>		
<b>Constraints (as defined within WHDP 2005)</b>	<p>PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0</p> <p>Wards - Northaw &amp; Cuffley - Distance: 0</p>		
<b>Relevant planning history</b>	None		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Neighbour letters sent		
<b>Summary of neighbour responses</b>	No responses.		
<b>Consultees and responses</b>	<p>Councillor Bernard Sarson – No response</p> <p>Councillor George Michaelides – No response</p> <p>Councillor Irene Dean - No response</p> <p>Northaw and Cuffley Parish Council – Response stated as follows:  <i>“Side elevation adjoining number 56 requires obscure glass and fixed windows”</i></p> <p>Hertfordshire Transport Programmes &amp; Strategy – Objection based on new frontage wall being located within the public highway. <b>N.B. Following this comment, the proposed front boundary wall was re-sited to where the existing front boundary wall is position, thereby ensuring that there would be no encroachment onto land which has highway rights.</b></p>		

	<b>Therefore, this objection is no longer relevant.</b>
<b>Relevant Policies</b>	
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input type="checkbox"/> GBSP2 <input checked="" type="checkbox"/> M14 Others: Supplementary Design Guidance, Supplementary Planning Guidance – Parking Standards, Interim Policy for Car Parking Standards and Garage Sizes	
<b>Main Issues</b>	
<b>Is the development within a conservation area?</b>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Would the significance of the designated heritage asset be conserved or enhanced?</b>	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Comment:</b> N/A	
<b>Would the development reflect the character of the area?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<p><b>Comment:</b> This part of Plough Hill is characterised by large plots containing detached dwellings in a variety of architectural styles and materials. The resulting variation in scale and appearance of neighbouring properties allows for some flexibility in the design of the proposed development. Generously proportioned front gardens which are well landscaped are also a characteristic of the street scene. This has the effect of softening the dense appearance of dwellings in close proximity to each other.</p> <p>The proposed dwelling would be set below the existing land level by between 0.4-0.7 metres. This means that the proposed dwelling would only be marginally larger than the existing dwelling. Although the proposed dwelling would be sited further forward within its site, the building line would be respected and the dwelling would not be overly prominent in the street. In terms of spacing, the proposed dwelling would be set in by at least 1 metre from the common boundary with number 60 Plough Hill and 1.6 metres from the common boundary with number 56 Plough Hill. These distances ensure that the proposal would not be cramped across its plot width and that the spacing between properties in the street are maintained. This spacing, taken together with the size of the plot relative to the dwelling, would also ensure the proposed dwelling would not represent overdevelopment.</p> <p>The proposed dwelling would have an L-shaped form at two storey level and feature flat roof elements at single storey level. The principal roof would be pitched with a front gable and hipped rear. Front gable facades are evident along this part of Plough Hill. Furthermore, the hipped/crown roof element would not compete with the main roof form.</p> <p>The proposal would take on a partial Georgian feel, evident by the equal sized and spaces fenestrations and use of brickwork with stone window heads. Such a design would not appear incongruous relative to the very mixed character of the area. Samples of materials and precise details can be secured through planning condition.</p> <p>Also included in this proposal is a front boundary wall, piers, railing and gates to replace the existing front boundary wall and in the same location. The design, scale and appearance of this hard boundary treatment would be reflective of others in the immediate setting and is considered acceptable subject to the presence of suitable soft landscaping to help soften its appearance and be in keeping with the very well landscaped front gardens witnessed along this part of Plough Hill. Materials can also be suitably secured through planning condition.</p>	
<b>Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Comment:</b> The main properties which may be affected by the proposal are the two immediate neighbouring properties, numbers 56 and 60 Plough Hill. All other nearby properties are considered to be sufficiently removed from the application site so as to remain unaffected by the proposal.	

### 56 Plough Hill

This property is located to the immediate north-west of the application site. The single and two storey flank wall of the proposed dwelling would be set in by at least 1 metre from the shared boundary. This, combined with the roof form, ensures that the proposal would not be unduly dominant from this property. Furthermore, the single storey flat roof element would ensure that there would not be any adverse loss of light into the two flank windows of number 56 facing the application site.

In terms of privacy, two first floor side windows serving a void and the landing would face the side windows of this property. These windows do not serve habitable accommodation and therefore would not present any harmful levels of overlooking or loss of privacy.

### 60 Plough Hill

This property is located to the immediate south-east of the application site. Although the proposed development would now be sited 1.6 metres from the shared boundary with this property, the reduced set in distance in comparison to the existing situation would be effectively offset through the siting of the proposed dwelling further forward within its site. The siting of the proposed dwelling ensures that its scale and bulk would not be unduly dominant or result in loss of light from this adjacent property.

In terms of privacy, two first floor windows serve a bedroom and en-suite would face this property. The en-suite window would present views to the private rear garden of this property. In the interest of maintaining levels of privacy, this window can be conditioned to be glazed with obscure glass and have a restricted level of opening.

The first floor side window serving the bedroom would face a blank flank wall of number 56 and by given its positioning would not cause any adverse overlooking or loss of privacy.

### **Would the development provide / retain sufficient parking?**

Yes  No  N/A

### **Comment:**

#### **Any other issues**

#### *Landscaping*

Policy D8 of the Council's District Plan outlines that landscaping should be a fundamental part of a planning application of this kind. Soft and hard landscaping can be suitably secured through planning condition.

A line of hedges within the ownership of number 60 Plough Hill run parallel with the common boundary and a tree is situated on land owned by the highways authority adjacent to the proposed replacement front boundary wall. A tree protection plan and method statement can be secured through planning condition to ensure that such soft landscaping features are not affected during the course of the construction works.

### **Conclusion**

Subject to the suggested planning conditions, the proposed development complies with relevant local and national planning policies.

### **Conditions:**

1. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building 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.

2. No development shall take place until full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

The landscaping details to be submitted shall include:

- (a) means of enclosure and boundary treatments;
- (b) car parking layout;
- (c) hard surfacing, other hard landscape features and materials;
- (d) existing trees, hedges or other soft features to be retained and a method statement showing tree and hedge protection measures to be implemented for the duration of the construction;
- (e) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing;
- (f) management and maintenance details.

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policies GBSP2, D2 and D8 of the Welwyn Hatfield District Plan 2005.

3. The first floor side window serving the en-suite and facing number 56 Plough Hill must be glazed with obscured glass and must be fixed so as to be incapable of being opened below a height of 1.7 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.

#### DRAWING NUMBERS

4. 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>
x		Site Location Plan	7 April 2017
JC/2016/12	C	Proposed Plans and Elevations	18 July 2017
JC/2016/13A		Proposed Loft Layout	7 April 2017
JC/2017/02	H	Proposed Block Plan and New Front Wall	18 July 2017

DB/EX/100	A	Existing Plan and Elevations	18 July 2017
DB/EX/101		Sections	7 April 2017
JC/2016/13A	A	Existing Site Plan	10 May 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).

**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.

**Determined By:**

Mr A Mangham  
19 July 2017