

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

DELEGATED APPLICATION

Application No: 6/2017/0904/HOUSE
Location: 22 Kingswell Ride, Cuffley, Potters Bar, EN6 4LH
Proposal: Extension of existing dormer window to side elevation
Officer: Mr D Elmore

Recommendation: Granted

6/2017/0904/HOUSE

Context	
Site and Application description	<p>The application site comprises a detached 'chalet style' dwelling and its gardens on the southern side of Kingswell Ride. Kingswell Ride is located on the edge of the settlement of Cuffley.</p> <p>Kingswell Ride is residential in character and contained solely detached bungalows and chalet style bungalows. Many bungalows have enlarged and altered their roof for habitable use.</p> <p>Planning permission is sought for an extension in the width of an existing side dormer window.</p>
Constraints (as defined within WHDP 2005)	<p>PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0</p> <p>Wards - Northaw & Cuffley - Distance: 0</p>
Relevant planning history	<p>Application Number: S6/2014/2572/LUP Decision: Granted Decision Date: 22 January 2015</p> <p>Proposal: Certificate of lawfulness for a garage extension</p> <p>Application Number: S6/2011/1869/FP Decision: Granted Decision Date: 24 November 2011</p> <p>Proposal: Retention of two side dormers (amendment to planning application S6/2011/0970/FP)</p> <p>Application Number: S6/2011/0970/FP Decision: Granted Decision Date: 14 July 2011</p> <p>Proposal: Installation of two side dormer windows and alterations to rear elevations. Proposed covered porch area to rear</p> <p>Application Number: S6/1990/0821/FP Decision: Granted Decision Date: 22 October 1990</p> <p>Proposal: Single storey rear extension (revision to previous planning permission Ref: S6/0407/90/FP)</p>

	<p>Application Number: S6/1990/0407/FP Decision: Granted Decision Date: 06 July 1990</p> <p>Proposal: Demolition of existing single storey rear extension and erection of replacement with pitched roof</p> <p>Application Number: S6/1975/0348/ Decision: Granted Decision Date: 29 September 1975</p> <p>Proposal: Single storey rear extension</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour letters sent		
Summary of neighbour responses	No responses		
Consultees and responses	<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 – Comment summarised as follows:</p> <ul style="list-style-type: none"> • Dormers to be fixed and obscure glazed 		
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: Supplementary Design Guidance			
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: N/A			
Would the development reflect the character of the area?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Comment: It is proposed under this application to extend the width of an existing dormer window on the western roof slope of subject property. The existing dormer window is set in from the rear gable by 0.6 metres and has a width of 3.3 metres. The proposed dormer would maintain the current set in from the rear gable and have a total width of 6.4 metres. Therefore, the existing width would roughly be doubled.			

Although such an increase in its width would be substantial, this dormer would be reflective to the scale of the dormer on the eastern roof slope of the property and be in keeping with other side dormer windows in the immediate locality. Notable examples include: No. 19, 20 & 23 Kingswell Ride. Moreover, proposed dormer would be appropriately set back from the principal hipped roof so as to ensure that it is not overly prominent in the street scene. In light of the above and subject to matching external materials, it is considered, on balance, that the proposed development would be adequately acceptable in design and character terms.

Would the development reflect the character of the dwelling?

Yes No

Comment: See above

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

Yes No N/A

Comment: The existing side dormer features a window facing No. 24 Kingswell Ride. This window serves a bathroom and has been secured under planning condition to be glazed in obscure glass and incapable of being opened below a height of 1.7 metres above internal floor level. The enlarged dormer would feature an additional window facing No. 24 and would serve a dressing room. Given its use and location, it is also considered necessary and reasonable for this window to subject to the same condition in the event of a grant of planning permission. This is to ensure that existing levels of privacy are maintained.

Would the development provide / retain sufficient parking?

Yes No N/A

Any other issues | None.

Conclusion

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

Conditions:

1. The 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.

2. The windows of the proposed development facing No. 24 Kingswell Ride shall be glazed with obscured glass and shall 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

3. 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
KIN.APR.17A		Existing & Proposed Plans	2 May 2017
x		Location Plan	2 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
4 July 2017