

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

DELEGATED APPLICATION

Application No: 6/2017/1262/HOUSE
Location: Lagern, Vineyards Road, Northaw, Potters Bar, EN6 4PH
Proposal: Erection of a single storey rear extension and extension to terrace following demolition of existing conservatory
Officer: Mr D Elmore

Recommendation: Granted

6/2017/1262/HOUSE

Context	
Site and Application description	<p>The application site is situated to the west side of Vineyards Road close to its junction with The Ridgeway and comprises a large detached dwelling located within generous grounds.</p> <p>The site is located within the Green Belt and the immediate locality is semi-rural in character. Open fields, woodland and countryside bound the site to its rear (west) boundary and side (south) boundary.</p> <p>The building has been substantially extended since being constructed in the 1950's.</p> <p>Planning permission is sought for the erection of a single storey rear extension.</p>
Constraints (as defined within WHDP 2005)	<p>GB - Greenbelt - Distance: 0</p> <p>LCA - Landscape Character Area (Northaw Common Parkland) - Distance: 0</p> <p>PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0</p> <p>Wards - Northaw & Cuffley - Distance: 0</p>
Relevant planning history	<p>Application Number: S6/2003/0306/FP Decision: Granted Decision Date: 16 May 2003</p> <p>Proposal: ERECTION OF NEW FRONT PORCH</p> <p>Application Number: S6/1997/1011/FP Decision: Granted Decision Date: 12 January 1998</p> <p>Proposal: Erection of rear conservatory.</p> <p>Application Number: S6/1989/0630/FP Decision: Granted Decision Date: 21 August 1989</p> <p>Proposal: Single storey rear and first floor side extension. New chimney</p> <p>Application Number: S6/1988/0782/FP Decision: Refused Decision Date: 23 September 1988</p>

	<p>Proposal: Single storey front and first floor side extensions</p> <p>Application Number: E6/1972/0130/ Decision: Granted Decision Date: 11 February 1972</p> <p>Proposal: Ground floor extension to south side and front and garage.</p> <p>Application Number: E6/1961/1102/ Decision: Granted Decision Date: 11 August 1961</p> <p>Proposal: Alterations to existing house.</p> <p>Application Number: E6/1952/0954/ Decision: Granted Decision Date: 17 December 1952</p> <p>Proposal: House and private garage</p>		
Consultations			
Neighbour representations	Support: 1	Object: 0	Other: 0
Publicity	Neighbour letters sent		
Summary of neighbour responses	Occupier of Nyn manor supports the proposal		
Consultees and responses	<p>Welwyn Hatfield Borough Council - Councillor Bernard Sarson</p> <p>Welwyn Hatfield Borough Council - Councillor George Michaelides</p> <p>Welwyn Hatfield Borough Council - Councillor Irene Dean</p> <p>Northaw & Cuffley Parish Council - No objection</p>		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input checked="" type="checkbox"/> GBSP1 <input 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			
Would the development reflect the character of the dwelling?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Comment: The proposed single storey rear extension would feature a flat roof and measure 2.7m in depth x 7.3m in width x 3m in height. The extension would be subordinate in scale to the existing dwelling. The scale, design and siting of the extension would also maintain the character of the dwelling. Matching materials can be secured through planning condition.			
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook,			

light etc.)

Yes No

Would the development provide / retain sufficient parking?

Yes No N/A

Principle of development in the Green Belt

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 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.

The NPPF and the Council's Local Plan provides no guidance for establishing whether a proposal would be disproportionate; however the assessment of "proportionality" has been developed through planning decisions to take into consideration both a quantitative and qualitative methodology.

In terms of a quantitative assessment, an analysis of footprint and floor space are normally a good proxy for the overall size of extensions. Following a review of the planning history for this property and comparing the extensions constructed with the existing drawings, it is understood that the original dwelling had a footprint of approximately 79sqm and floor space of approximately 140sqm. The existing dwelling has a footprint of 186sqm and floor space of 109sqm. This currently represents an approximate 135% and 100% increase respectively which is significant.

The application proposes the erection of a single storey rear extension following removal of the existing rear conservatory. This existing conservatory was granted planning permission under reference: S6/1997/1011/FP. The existing conservatory has a footprint of approximately 9sqm whilst the proposed extension would have a footprint of approximately 20sqm. Based on the percentage the original dwelling has been increased and the fact the additional footprint and floor space would be created, this proposal would represent a disproportionate addition to the dwelling taken from a purely quantitative assessment and against current planning policy.

In terms of a qualitative assessment, although the proposal would increase the size of an already extensively enlarged dwelling by a further 11sqm, the proposed extension would represent an improvement in design terms to the existing conservatory it would replace. As a result of its location and scale, the proposal would not have an adverse impact upon the visual amenity of the Green Belt, would not materially harm the openness of the Green Belt or conflict with the purposes of including land within the Green Belt.

Taking into account both a quantitative and qualitative methodology, it is considered, on balance, that the proposal would not represent a disproportionate addition to the original building.

Conclusion

Subject to the suggested planning condition regarding matching external materials, the proposed development complies with relevant local and national planning policies.

Conditions:

1. 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.

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
472/1		Existing Plans & Elevations	9 June 2017
472/2		Existing Block Plan	9 June 2017
472/3		Proposed Plans & Elevations	9 June 2017
472/4		Proposed Block Plan	9 June 2017
x		Location Plan	9 June 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 C Carter
4 August 2017