

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

DELEGATED APPLICATION

Application No: 6/2017/1375/HOUSE
Location: 20 Kingswell Ride Cuffley Potters Bar EN6 4LH
Proposal: Erection of a single storey rear extension, raised patio area and associated steps
Officer: Mrs K Charles

Recommendation: Granted

6/2017/1375/HOUSE

Context	
Site and Application description	<p>The application site consists of a detached bungalow which it situated on Kingswell Ride.</p> <p>The extension will measure 4m in depth and 6m in width. The height of extension will be 3.5 metres and the roof will be hipped. The raised patio will be approximately 1.4m from ground level at its highest point.</p>
Constraints (as defined within WHDP 2005)	<p>Greenbelt</p> <p>Landscape Character Area (Northaw Common Parkland)</p> <p>Parish (NORTHAW AND CUFFLEY)</p> <p>Wards - Northaw & Cuffley</p> <p>No known habitats present (medium priority for habitat creation)</p>
Relevant planning history	<p>Planning</p> <p>Application Number: S6/2006/1451/FP Decision: Refused Decision Date: 28 December 2006</p> <p>Proposal: Erection of one and half storey rear extension including alterations from hip to gable and juliet balcony and side roof extension</p> <p>Application Number: S6/2007/0401/FP Decision: Granted Decision Date: 04 May 2007</p> <p>Proposal: Erection of one and half storey rear extension including alterations from hip to gable end and juliet balcony and two side dormers</p> <p>Application Number: S6/2008/0163/FP Decision: Granted Decision Date: 14 March 2008</p> <p>Proposal: Erection of one & half storey rear extension including alterations from hip to gable at front & rear, a juliet balcony and side roof extensions</p> <p>Application Number: S6/2009/0091/FP Decision: Granted Decision</p>

	Date: 19 March 2009		
	Proposal: Retention of single storey rear extension with juliet balcony, alterations to roof including; raising the ridge height and two side dormers and formation of pitched roof to garage		
	Application Number: S6/2013/2404/FP		Decision: Granted
	Date: 05 March 2014		
	Proposal: Use of land as a cattery including the erection of a single storey building to form seven portable cat pens		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	None		
Summary of neighbour responses	No response received.		
Consultees and responses	1. Northaw & Cuffley Parish Council comments can be summarised as “too few drawings have been included on the portal. However from what can be ascertained from the available drawings, we are concerned that the side windows to both sides of the back extension may give rise to an overlooking issue with neighbouring properties”.		
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 type="checkbox"/> Yes <input checked="" 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 requires the standard of design in all new development to be of a high quality and Policy D2 requires all new development to respect and relate to the character and context of the area in which it is proposed. It notes that development proposals should as a minimum maintain, and where possible, should enhance or improve the character of the existing area. Policy GBSP2 requires that ‘within specified settlements development will be limited to that which is compatible with the maintenance and enhancement of their character’. The Welwyn Hatfield District Plan Supplementary Design Guidance (SDG) supplements the policies contained in the District Plan. This application seeks permission for a single storey rear extension with raised patio. The extension will add bulk and mass to the existing which has already been extended at roof level, however the extension would be single storey and located at the rear, and therefore would not be visible within the streetscene. No.22 Kingswells Ride has extended at the rear with an extension of similar depth and design with a hipped roof and as such the extension would appear in keeping with the locality. The proposed extension would be finished in materials to match the existing dwelling and the			

fenestration detailing would reflect those in the existing dwelling. To ensure good quality design, it is reasonable for a condition to be imposed requiring materials to match. The proposed development is considered to reflect and relate to the design and character of the existing dwelling and would be subordinate in scale. Therefore it is not considered to have a detrimental impact on the character and appearance of the area and is in accordance with policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005.

Would the development reflect the character of the dwelling?

Yes No N/A

Comment (if applicable): A above

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

Yes No N/A

Comment (if applicable):

The neighbours that the development would likely affect would be No.22 and No.18 Kingswell Ride.

In regards to both properties, No.20 is a detached property and the separation distance between the neighbouring properties will be retained between each of the boundaries.

The plans show that although the single storey extension has a flat roof, the fixed Juliet balcony will be retained to prevent the flat roof from being used.

The proposal shows both a raised patio and windows to the flank elevations. Communication has taken place with the applicant who is agreeable to a condition requiring obscured glazing being attached. Although the land slopes downwards quite significantly from front to rear, it is not considered that the raised patio, due to existing boundary treatment would cause a significant amount of overlooking of the adjoining properties that would warrant a refusal.

Overall, it is considered that the living conditions of the adjoining occupiers are maintained to an acceptable level in accordance Policy D1 Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable): No additional bedrooms are proposed.

Any other issues

No

Conclusion

The proposed development would have an acceptable impact on the character and appearance of the existing property, its site and the surrounding area and the proposal would not result in any significantly detrimental impacts on the living conditions of neighbouring occupiers. The proposal is therefore acceptable and is in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guide and the National Planning Policy Framework.

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.

2. The side windows of the proposed building shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened below a height of 1.8 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
001		Existing & Proposed Plans	26 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).

Determined By:

Mrs L Hughes
24 August 2017