

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

DELEGATED APPLICATION

Application No: 6/2017/1742/HOUSE
Location: 2 Hook Lane Northaw Potters Bar EN6 4DA
Proposal: Single storey rear extension and part garage conversion to habitable room. Installation of 5x roof lights
Officer: Mr R Adenegan

Recommendation: Granted

6/2017/1742/HOUSE

Context	
Site and Application description	<p>The application property is one of a group of semi-detached two storey dwellings located on the northwest side of Hook Lane. The application site includes a front and rear garden, single integral garage and off street parking for two vehicles. The site backs and fronts onto woodland. The application dwelling is finished in painted render at ground floor and tile hanging above. The property has a plain tile roof with a hipped roof to the side extending to ground floor and a gable to the rear.</p> <p>The site lies wholly within the Metropolitan Green Belt, Landscape Character Area 53 as defined in the Welwyn Hatfield District Plan Proposals Map.</p> <p>This application seeks full planning permission for the erection of single storey rear extension and part garage conversion to habitable room. Installation of 5x roof lights.</p> <p>The proposed rear extension would be partly an infill. The infill part would be approximately 2.6m wide and 1.9m long and extending rearward by 2m beyond the rear of the main rear wall of the host building. It overall width would be 4.265m. The extension would be from the rear of the integral garage.</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>ROW - BRIDLEWAY (NORTHAW 010) - Distance: 2.58</p> <p>Wards - Northaw & Cuffley - Distance: 0</p> <p>WILD - Hook Lane - Distance: 0</p> <p>HEN - No known habitats present (high priority for habitat creation) - Distance: 0</p> <p>TPO - TPO178 G3 - Distance: 4.05</p> <p>TPO - TPO119 T3 - Distance: 0.58</p>

	TPO - TPO119 T4 - Distance: 0 TPO - TPO119 T5 - Distance: 9.95																										
Relevant planning history	No relevant planning history.																										
Consultations																											
Neighbour representations	Support: 0	Object: 0	Other: 0																								
Publicity	Two neighbouring properties were consulted. No response has been received.																										
Summary of neighbour responses	<ul style="list-style-type: none"> None 																										
Consultees and responses	<table border="0"> <tr> <td>1.</td> <td>Herts & Middlesex Bat Group -</td> <td>No comment received</td> </tr> <tr> <td>2.</td> <td>Herts & Middlesex Wildlife Trust -</td> <td>No comment received</td> </tr> <tr> <td>3.</td> <td>Northaw & Cuffley Parish Council -</td> <td>No objections</td> </tr> <tr> <td>4.</td> <td>Councillor Bernard Sarson</td> <td>No response</td> </tr> <tr> <td>5.</td> <td>Councillor George Michaelides</td> <td>No response</td> </tr> <tr> <td>6.</td> <td>Herts Biological Records Centre -</td> <td>No comment received</td> </tr> <tr> <td>7.</td> <td>WHBC Landscapes Department</td> <td>No soft landscaping or arboricultural comments.</td> </tr> <tr> <td>8.</td> <td>Councillor Irene Dean</td> <td>No response</td> </tr> </table>			1.	Herts & Middlesex Bat Group -	No comment received	2.	Herts & Middlesex Wildlife Trust -	No comment received	3.	Northaw & Cuffley Parish Council -	No objections	4.	Councillor Bernard Sarson	No response	5.	Councillor George Michaelides	No response	6.	Herts Biological Records Centre -	No comment received	7.	WHBC Landscapes Department	No soft landscaping or arboricultural comments.	8.	Councillor Irene Dean	No response
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Relevant Policies																											
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input checked="" type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input checked="" type="checkbox"/> M14 Others Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005 Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, January 2004 and Interim Policy for Parking Standards 2014																											
Main Issues																											
<p><u>Impact on the Green Belt</u></p> <p>The NPPF states that the extension or alteration of a building in the Green Belt, provided that it does not result in disproportionate additions over and above the size of the original building, is not inappropriate development within the Green Belt.</p> <p>In addition, Policy RA3 requires that permission for extensions to existing dwellings within the Green Belt will be allowed only where the proposal 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.</p> <p>The current application seeks planning permission for a single-storey addition to the existing dwelling. Taking account of the proposed extension, the resulting dwelling would measure approximately 155sq.m equivalent to a 9.5 percent increase over the original dwelling. This level of increase is considered to be proportionate. The proposed extension and internal alterations would serve as toilet and utility rooms and extended kitchen. This level of addition is not</p>																											

considered contrary to Green Belt policy.

In regards to the visual impact, the resultant bulk and mass and volume of proposed accommodation would not be noticeable from the front. And whilst aspect may be visible from the side, there are high hedge and trees along the boundary with No. 3 that add to the screening of the extension from the streetscene vantage point. On balance, it is considered the proposal would not have an adverse visual impact on the Green Belt as the proposed extensions would maintain a reasonable visual gap with the adjoining property at No.3 Hook Lane. Furthermore, the rear of the application site backs onto woodland and so would not appear overly prominent in the wider character of the countryside.

In summary, the proposal is therefore considered to comply with the requirements of NPPF and Policy RA3, as it will not have an adverse visual impact on the character, appearance and pattern of development of the surrounding countryside.

Is the development within a conservation area?

Yes No

Would the significance of the designated heritage asset be conserved or enhanced?

Yes No

Comment (if applicable): N/A

Would the development reflect the character of the area?

Yes No

Comment (if applicable): National Planning Policy Framework on sustainable development requires planning authorities to plan for high quality design which is appropriate in its context.

Policies D1 (Quality of Design) and D2 Character and Context are both relevant, in addition to the material contained within the Supplementary Planning Guidance.

Policy D1 requires all new development to be of a high quality of design incorporating the design principles of the District Plan & Supplementary Planning Guidance. The architecture of new development should contribute to the quality of design in the district, be appropriate to the setting and context of the area and be of the highest quality.

The proposed side extension aspect would retain the roof form as existing by maintaining the distinct slant roof profile on the side of the host building. The side and rear aspects of the extension is in such a position that it cannot be readily be seen from any direction as it is surrounded on two side by thick tree belts; the extension's rear aspect which is a continuation of the flank wall, would be set at least 7.6m from the boundary with No. 1 which has shrubbery and close boarded, and would not project beyond the rear wall of No. 3 closest to the application site, and as a result will not be visible from this property. The proposed extension respect the scale and proportions of the existing dwelling and not represent overdevelopment of the site and will not detract from the character of the street and that party Northaw and Cuiffley.

The proposal will not have an adverse impact upon the neighbouring properties, Nos. 1 and 3; it will not result in any loss of light, or shadow of those dwellings or overlooking. There are no other residential property adjoining the site that may be affected. The proposal accords with stated policies.

Would the development reflect the character of the dwelling?

Yes No N/A

Comment (if applicable): see above

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

Yes No N/A

Comment (if applicable): see above

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable): The proposal would result in loss of the integral garage. However, no additional bedroom would be created as a result. The property has three bedrooms. The site can accommodate two car parking spaces as evident from officer site visit. This level of on-site parking provision is inline with Council parking standards and Policy M14.

Any other issues

None

Conclusion

The proposed development is considered acceptable in terms of its size, scale and design and is not contrary to Green Belt policy and has been appropriately designed to reflect the parent property and character of the area. It would not have a detrimental impact on residential amenity. The proposal therefore accords with Policies D1 and D2 of the Welwyn Hatfield District Plan 2015, the information contained within the Supplementary Design Guidance 2005 and the NPPF. A grant of planning permission is recommended.

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 existing close-boarded fence along the boundary with No.1 Hook Lane shall be permanently retained and maintained.

REASON: To satisfactorily protect the residential amenities of nearby occupiers. To comply 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
17027TP02 A1		Proposed Floor Plans & Elevations	7 August 2017
17027TP01 A1		Existing Floor Plans & Elevations, Location Plan & Block Plan	7 August 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
2 October 2017