

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

DELEGATED APPLICATION

Application No: 6/2017/2343/HOUSE
Location: Carbone House Carbone Hill Northaw Potters Bar EN6 4PL
Proposal: Raised roof ridge and pitch and installation of dormer and 4 x rooflights for loft conversion.
Officer: Mrs Kerrie Charles

Recommendation: Granted

6/2017/2343/HOUSE

Context	
Site and Application description	<p>Carbone House, 2 Carbone Hill is sited on the junction of Carbone Hill and The Ridgeway. The site lies within a residential part of the Green belt.</p> <p>The site comprises a large detached dwelling with adjoining annexe, detached garage and large detached swimming pool building set within a well landscaped, large residential plot.</p> <p>The proposal is to raise the height of the roof of the detached garage from 4.7m to 5.8m, install two dormer windows within the side elevation of the detached garage and windows and rooflights at first floor level.</p> <p>This is to form accommodation at first floor level within the detached garage.</p>
Constraints (as defined within WHDP 2005)	<p>Greenbelt</p> <p>Landscape Character Area (Northaw Great Wood)</p> <p>Parish (NORTHAW AND CUFFLEY)</p> <p>Wards - Northaw & Cuffley</p>
Relevant planning history	<p>Planning</p> <p>Application Number: E6/1967/1549/ Decision: Refused Decision Date: 14 September 1967</p> <p>Proposal: Two additional living units.</p> <p>Application Number: E6/1969/0164/ Decision: Refused Decision Date: 11 February 1969</p> <p>Proposal: Change of use to offices on ground floor.</p> <p>Application Number: E6/1970/0050/ Decision: Granted Decision Date: 09 February 1970</p> <p>Proposal: Double garage.</p>

	<p>Application Number: E6/1973/0615/ Decision: Refused Decision Date: 18 April 1973 Proposal: 6 detached houses with double garages and access road.</p> <p>Application Number: E6/1973/2285/ Decision: Refused Decision Date: 30 July 1973 Proposal: 6 detached houses with double garages and access road.</p> <p>Application Number: S6/1975/0119/ Decision: Granted Decision Date: 07 May 1975 Proposal: New front porch and alterations to cottage</p> <p>Application Number: S6/2001/0789/FP Decision: Granted Decision Date: 06 August 2001 Proposal: Erection of first floor conservatory, and glazed link at ground floor level to adjoining cottage</p> <p>Application Number: S6/2003/0424/FP Decision: Deemed Refusal Decision Date: 13 October 2004 Proposal: Demolition of existing garage and outhouse and the erection of a replacement garage, car port, swimming pool, pool room with gallery, alteration to front boundary to provide 1.5m security gates and wall with access to refuse store.</p> <p>Application Number: S6/2004/1427/FP Decision: Refused Decision Date: 08 February 2005 Proposal: Demolition of existing garage and erection of single storey side and rear extension, new boundary gates with entrance and exit.</p> <p>Application Number: S6/2011/1670/LUP Decision: Granted Decision Date: 21 September 2011 Proposal: Erection of proposed swimming pool building</p> <p>Application Number: S6/2011/2417/DS Decision: Granted Decision Date: 20 December 2011 Proposal: Discharge of condition 3 (hard and soft landscape works) and condition 4 (materials) from planning application S6/2011/1709/FP</p> <p>Application Number: 6/2015/2485/HOUSE Decision: Granted Decision Date: 15 March 2016 Proposal: Erection of single storey side extension following demolition of</p>
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	<p>existing extension</p> <p>Application Number: 6/2016/0448/LAWP Decision: Granted Decision Date: 16 May 2016</p> <p>Proposal: Certificate of lawfulness for the proposed erection of single storey side extension</p> <p>Application Number: 6/2016/2106/HOUSE Decision: Granted Decision Date: 01 December 2016</p> <p>Proposal: Erection of two storey front extension with alterations to entrance door and surround</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 3
Publicity			
Summary of neighbour responses	<ul style="list-style-type: none"> No.48 Vineyards Road, Northaw comments: This appears to make a third unit of accommodation on the site in green belt. 		
Consultees and responses	<ul style="list-style-type: none"> Northaw & Cuffley Parish Council confirm “no objection”. 		
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 <input checked="" type="checkbox"/> Supplementary Design Guidance <input type="checkbox"/> Supplementary Parking Guidance <input checked="" type="checkbox"/> Interim Policy for car parking and garage sizes Others			
Main Issues			
Design (form, size, scale, siting) and Character (appearance within the streetscene)	<p>The proposal is to form accommodation at first floor level within the detached garage. Two dormer windows within the side elevation will be formed and rooflights inserted into the rear roofslope.</p> <p>The application site is well screened from the highway and other properties by a large boundary wall and gates. The garage is set back within the site so is not visible from any public vantage point.</p> <p>In terms of design, no objection is raised due to the site being set back and the proposed roof will include two side dormers that will face the gardens so would have limited impact on the garage or main dwelling.</p> <p>Matching materials to the main dwelling will be used so on balance, it is considered that the design would relate well to the host dwelling and it follows that there is no conflict with Policies GBSP2, D1 and D2 of the adopted Welwyn Hatfield District Plan 2005 insofar as these seek to ensure that development is designed to a high quality, respects local character and context and is compatible with the character of the dwelling and within the streetscene. The proposal further complies with the National Planning Policy Framework in terms of design.</p>		

Impact on neighbours	The dwellings with the street are set within large spacious plots. It is considered that the proposal would cause no harm to any neighbouring properties.
Access, car parking and highway considerations	<p>The proposal requires that accommodation is formed at first floor level within the existing garage.</p> <p>The garage will be retained, therefore there would be no loss of parking, not taking into consideration the significant number of spaces available on site.</p>
Landscaping Issues	None
Any other considerations	<p>Whether the proposal is inappropriate development within the Green Belt and the effect of the proposal on the openness, character and appearance of the Green Belt.</p> <p>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.</p> <p>From previous historic planning applications it is concluded that the floor area of the original dwelling (including cottage annexe) is 537.1.sqm. The application from 2016, which has not been carried out to date, proposed a front extension which would add 11.7.sqm to the floor area of the original dwelling.</p> <p>This proposal for first floor accommodation within the garage creates 20.98m of additional floorspace and will add to the volume to the garage (approximately + 39 cubic metres), however given the increase in footprint, the extent of increase will be minor and would be contained within the enlarged roofspace and is considered to be proportionate.</p> <p>The two dormers and added height to the garage ridge would result in added bulk, but is considered acceptable.</p> <p>With the above measurements and observations in mind, it is considered that the proposed development would be a proportionate addition to the original building within the Green Belt.</p> <p>In regards to the impact on the openness of the Green Belt. The essential characteristics of Green Belts are their openness and their permanence. The proposal introduces additional built form, however this would have limited impact on the openness of the Green Belt. The proposal is therefore appropriate in this regard.</p> <p>It is considered that the proposed development represents appropriate development within the Green Belt in accordance with Policies GBSP1 and</p>

	<p>RA3 of the Welwyn Hatfield District Plan and relevant provisions of the National Planning Policy Framework 2012.</p> <p>Other Matters</p> <p>A resident has commented on the application stating that the use of the proposal will be for a “third unit of accommodation on site”. The plans state that the space will be staff/guest accommodation. Use as an independent dwelling would require planning permission but a condition is recommended to ensure that the any uses of the accommodation will be for purposes solely ancillary to the main dwelling.</p> <p><i>“The annex accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as: Carbone House, 2 Carbone Hill, Northaw.</i></p> <p><i>REASON: To ensure that a separate residential planning unit is not created as this would fail to be in accordance with Policies D1, D2 and SD1 of the Welwyn Hatfield District Plan 2005 and National Planning Policy Framework 2012”.</i></p>
<p>Conclusion</p>	
<p>Subject to planning conditions, the proposed development would represent appropriate development within the Green Belt, respect the character of the area, reflect the design of the host dwelling and preserve the amenity of the occupiers of adjoining occupiers. Accordingly, the development complies with Policies GBSP1, GBSP2, RA3, D1 and D2 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2012.</p>	

Conditions:

1. The brickwork, roof tile, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations must match the existing original dwelling on the plot 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 extended garage/store accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as: Carbone House, 2 Carbone Hill, Northaw.

REASON: To ensure that a separate residential planning unit is not created as this would fail to be in accordance with Policies D1, D2 and SD1 of the Welwyn Hatfield District Plan 2005 and National Planning Policy Framework 2012”.

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
821/SP2		Block Plan	12 October 2017
821/SP1		Existing Site Plan	12 October 2017
821/LP1		Location Plan	12 October 2017
01		Plans And Elevations Existing	5 December 2017
02		Plans And Elevations Proposed	5 December 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:

Mr Michael Robinson
12 December 2017