

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

DELEGATED APPLICATION

Application No: 6/2017/2667/FULL
Location: 58 Plough Hill Cuffley Potters Bar EN6 4DS
Proposal: Erection of a detached 4-bedroom house following demolition of existing
Officer: Mr David Elmore

Recommendation: Refused

6/2017/2667/FULL

Context			
Site and Application description	<p>The application site comprises a detached dwelling and its gardens located on the north-east side of Plough Hill, connecting into Hill Rise and close to the junction with The Ridgeway.</p> <p>Plough Hill and the immediate locality is residential in character. Dwellings are either two storey or 'chalet-style'</p> <p>The existing dwelling is faced in a mix of red-brick, render and hanging tiles, below a red/brown tiled roof which is hipped on all sides.</p> <p>Planning permission is sought for the erection of a detached dwelling following demolition of the existing dwelling.</p>		
Constraints (as defined within WHDP 2005)	<p>PAR - PARISH (NORTHAW AND CUFFLEY)</p> <p>Wards - Northaw & Cuffley</p> <p>HEN - No known habitats present (high priority for habitat creation) - Distance: 0</p> <p>HEN - No known habitats present (medium priority for habitat creation) - Distance: 0</p>		
Relevant planning history	<p>Application Number: 6/2017/0618/FULL Decision: Granted Decision Date: 19 July 2017 Proposal: Erection of a detached dwellinghouse following the demolition of existing</p> <p>Application Number: E6/1950/0497/ Decision: Granted Decision Date: 01 May 1950 Proposal: Private garage.</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour letters sent		
Summary of neighbour responses	No representations received		
Consultees and	Northaw & Cuffley Parish Council – No objection		

responses	Hertfordshire Highways – No objection
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 checked="" type="checkbox"/> M14 <input checked="" type="checkbox"/> Supplementary Design Guidance <input checked="" type="checkbox"/> Supplementary Parking Guidance <input checked="" type="checkbox"/> Interim Policy for car parking and garage sizes	
Main Issues	
Design (form, size, scale, siting) and Character (appearance within the streetscene)	<p>Of particular relevance in this instance is the policy contained in paragraphs 60 and 61 of the NPPF, which states, amongst other things, that design policies should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiatives through unsubstantiated requirements to conform to certain development forms or styles. However, it does then state that it is proper to seek to promote or reinforce local distinctiveness.</p> <p>Local Plan Policies D1 and D2 aim to ensure a high quality of design and to ensure that development respects and relates to the character and context of the locality, maintaining and where possible enhancing the character of the existing area. Policy GBSP2 requires proposals to be compatible with the maintenance and enhancement of the character of the area. These policies are expanded upon in the Council’s Supplementary Design Guidance (SDG) which requires the impact of a development to be assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing building and area. These objectives are broadly consistent with a core principle of the NPPF that planning should seek to secure high quality design.</p> <p>The area surrounding the site is predominantly characterised by houses which were built in the mid-20th Century. Many of them appear to be of individual design or have been extended over the years in various ways which has resulted in a mixed character. Notwithstanding this, there still exists a relative consistency in terms of materials and a modest architectural style. An overriding feature of the area is the use tiled pitched and hipped roofs.</p> <p>The proposal features a neo-Georgian/classical style with a mansard roof. In terms of appearance, the dwelling would be faced in brickwork with decorative detailing below a slate roof.</p> <p>Although the overall size of the development has been reduced from that recently granted under ref: 6/2017/0618/FULL, its design would give emphasis to its scale and bulk and thereby its prominence. The proportion of the roof compared to the wall height along with the grander features is an imposing design which would result in a radical departure from the area’s established character. The design, in particular the roof form and pediment, would jar with the surrounding context and would appear incongruous within the streetscene.</p> <p>The applicant has given examples of similar properties (situated at Nos. 21, 25 & 26 The Ridgeway, and No. 15 Tolmers Road), however, these are not visible from the application and therefore lie outside of its context. Moreover, these properties are situated within streets which have a different character to Plough Hill and Hill Rise.</p> <p>Taking account of the above, the proposed development would not represent a high standard of design as it would fail to be sympathetic to the character and context of the locality. The character and appearance of the existing area would be harmed as a result. Accordingly, the proposal would be contrary to Local Plan policies D1, D2 and GBSP, the SDG (Statement of Council Policy) and NPPF.</p>

Impact on neighbours	<p>The main properties which may be affected by the proposal are the two immediate neighbouring properties, numbers 56 Plough Hill and 2 Hill Rise. All other nearby properties are considered to be sufficiently removed from the application site so as to remain unaffected by the proposal.</p> <p><u>56 Plough Hill</u></p> <p>This property is located to the immediate north-west of the application site and has been extend to its rear through a double storey side and single storey rear extension.</p> <p>The flank elevation of the proposed dwelling is staggered and as a result is set-in from the shared boundary by between 1.7m-4.7m. These set in distances, considered together with the height of the dwelling (lower than that approved under ref: 6/2017/0618/FULL) and carefully considered staggered formation, ensures that the proposed dwelling would not be unduly dominant or result in any adverse loss of light from this neighbouring property.</p> <p>In terms of privacy, 2no first floor flank windows (both serving separate bedrooms) and 3no roof-lights (serving a bedroom and bathroom) would face the flank and rear garden of No. 56. In the interest of maintaining levels of privacy, these windows can be conditioned to be glazed with obscure glass and have a restricted level of opening.</p> <p><u>2 Hill Rise</u></p> <p>This property is located to the immediate south-east of the application site. The flank wall of the proposed dwelling would be set-in at least 1m from the shared boundary (similar to the existing dwelling) and staggered to the front in order to reduce its effect on the nearest front and side windows of No. 2. The flank wall of No. 2 is set-in a further 4m from the shared boundary.</p> <p>Whilst the proposed dwelling would be 0.3m greater in height than the existing dwelling, having regard to the set-in distances of the proposal from the shared boundary and flank of No. 2, together with its positioning relative to No. 2 and overall scale, it is not considered that the proposal would be unduly dominant or result in any adverse loss of light from this neighbouring property.</p> <p>A first floor side window (serving bathroom) and 4no roof-lights (serving bedrooms and an en-suite) would face predominately the flank of this property, and to a lesser extent, its rear garden. In the interest of maintaining levels of privacy, these windows can be conditioned to be glazed with obscure glass and have a restricted level of opening.</p>
Access, car parking and highway considerations	The front driveway area of the site is large enough to provide a sensible level of off-street car parking provision for this proposed dwelling, in line with the Council's car parking guidelines.
Landscaping Issues	None
Any other considerations	None
Conclusion	
<p>The proposed dwelling, by virtue of its design and appearance, would look incongruous in the street-scene, and as a result, fails to respect and relate to the character and context of the area. Consequently, the proposal would be contrary to Policies D1, D2 and GBSP2 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 (Statement of Council Policy) and National Planning Policy Framework 2012.</p>	

Reasons for Refusal:

1. The proposed dwelling, by virtue of its design and appearance, would look incongruous in the streetscene, and as a result, fails to respect and relate to the character and context of the area. Consequently, the proposal would be contrary to Policies D1, D2 and GBSP2 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 (Statement of Council Policy) and National Planning Policy Framework 2012.

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
DB/JC/201	A	Proposed Site Plan	13 December 2017
DB/JC/204		Section	13 November 2017
DB/JC/206	A	Section and Proposed Loft Plan	13 December 2017
DB/JC/200		Existing Site Plan	13 November 2017
DB/JC/203		Existing Elevations and Floor Plans	13 November 2017
DB/JC/205	A	Proposed Elevations and Floor Plans	13 December 2017
Location Plan		Location Plan	13 November 2017

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 Mark Peacock
25 January 2018