

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

DELEGATED APPLICATION

Application No: 6/2017/2853/HOUSE
Location: Just House Coopers Lane Northaw Potters Bar EN6 4NJ
Proposal: Erection of garage in front garden
Officer: Mr Richard Sakyi

Recommendation: Granted

6/2017/2853/HOUSE

Context	
Site and Application description	<p>The application property comprises a two-storey detached dwelling situated to the west side of Well Road, close to its intersection with Coopers Lane. The main dwelling is set back from the front boundary of the plot by approximately 11m. At the front of the property there is a vehicular hardstanding and large gravelled area. The site has an irregular shaped plot with two vehicular accesses directly off Well Road. The area is characterised by large dwellings on substantial plots with spacious open surrounds.</p> <p>The site is located within the Metropolitan Greenbelt and a Landscape Character Area (Northaw Common Parkland) and it is adjacent to Spinney Cottage, which is a Grade II Listed Building situated immediately to the north of the application property.</p> <p>Planning permission is sought for the erection of detached garage with external dimensions of approximately 9.8m wide x 6.2m deep x 2.4m high. The proposed garage would be sited within the front garden close to the southern boundary of the site and adjacent to the boundary with the public footpath. The proposed external facing materials would be rendered walls with flat asphalt roofing sheet.</p>
Constraints (as defined within WHDP 2005)	<p>LBC - LISTED BUILDING Former bakery, now cottage. Large C17 bakers - Distance: 11.52</p> <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 - FOOTPATH (NORTHAW 004) - Distance: 0.46</p> <p>Wards - Northaw & Cuffley - Distance: 0</p> <p>HPGU - Northaw Place - Distance: 0</p>
Relevant planning history	<p>Application Number: 6/2018/0493/HOUSE Decision:</p> <p>Decision Date:</p> <p>Proposal: Erection of single storey side extension by converting garage area into habitable space</p>

	<p>Application Number: S6/2003/0554/FP Decision: Granted Decision Date: 26 June 2003 Proposal: Erection of a single storey rear extension and replacement of existing side extension</p> <p>Application Number: S6/2011/1777/LUP Decision: Granted Decision Date: 19 October 2011 Proposal: Certificate of lawfulness for rear dormer window</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 1
Publicity	<p>Original Site Notice Display Date: 15 January 2018 Original Site Notice Expiry Date: 5 February 2018 Press Advert Display Date: 24 January 2018 Press Advert Expiry Date: 7 February 2018 Site Notice Display Date: 7 March 2018 Site Notice Expiry Date: 28 March 2018</p>		
Summary of neighbour responses	<p>1 Northaw Place - Commented as follows: <i>Backing onto this house, in-between a footpath, we would welcome some investment in it. It is a lovely character house that looks a bit tired in places, and we feel it needs to be made more appealing for now and the future to avoid it getting into a state where a developer tries to knock it down.</i></p>		
Consultees and responses	<p>Hertfordshire County Council - Historic Environment Advisor Commented as follows: The development is unlikely to have an impact on heritage assets of archaeological interest, and I have no comment to make upon the proposal.</p> <p>Hertfordshire County Council - Rights of Way North – No representation received.</p> <p>Northaw & Cuffley Parish Council - No objection subject to the retention of the existing mature trees and the existing hedgerow.</p> <p>The Gardens Trust - The Gardens Trust – No representation received</p> <p>The Ramblers' Association – No representation received</p> <p>Cadent Gas Limited – Commented as follows: An assessment has been carried out with respect to Cadent Gas Ltd, National Grid Electricity Transmission plc's and National Grid Gas plc's apparatus.</p>		

	<p>Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.</p> <p>Hertfordshire Gardens Trust – Commented as follows:</p> <p>The Hertfordshire Gardens Trust is aware that Just House is situated within a cluster of historic parks and gardens in Northaw. On the basis of our knowledge of the landscape history of this area and the information contained in this application, we do not consider that this application would harm these designated landscapes and therefore raise no objections.</p>
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Relevant Policies

NPPF
 D1 D2 GBSP1 GBSP2 M14
 Supplementary Design Guidance Supplementary Parking Guidance Interim Policy for car parking and garage sizes
 Others
 RA10 – Landscape Regions and Character Areas
 RA3 – Extensions to Dwellings
 R29 - Archaeology

Draft Local Plan Proposed Submission August 2016
 SP4 Travel and Transport
 SP9 Place Making and High Quality Design
 SP11 Protection and Enhancement of Critical Environmental Assets
 SADM 2 Highway Network and Safety
 SADM 11 Amenity and Layout
 SADM 12 Parking, Servicing and Refuse
 SADM15 Heritage
 SADM16 Ecology and Landscape
 SADM34 Development within the Green Belt

Main Issues

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):

Would the development reflect the character of the area?

Yes No

Comment (if applicable):

The site is within the Green Belt wherein local plan policy RA3 (extensions to dwellings) applies as well as the National Planning Policy Framework. As the proposal is not an extension to the dwelling therefore policy RA3 does not apply directly. However, the tests within policy RA3 set appropriate criteria (criterion ii) to judge the impact of the proposal on the openness of the Green Belt. Furthermore, when considering the NPPF’s allowances for extensions and alterations to buildings, although close association with the dwelling is considered to be sufficient to define the proposed development as an extension or alteration to a building and not automatically consider the proposal as inappropriate development.

The proposed garage block structure would be sited at a distance of approximately 13.8m from the

nearest part of the dwelling in the proposed location is considered acceptable due to its low height and simple design as it will be screened by tall hedges and close boarded fence. The hedges would have to be retained at certain height and as a result a planning condition to ensure the impact of the development is recommended so as to mitigate its impact upon the openness of the green belt.

Impact on the openness of the Green belt

The proposed development would add to the build development within the plot. However, according to the Council's record on file the previous extension added to the property has resulted in an increase of floor area of the building by 7.5% (Ref: S6/2003/0554/FP) for a single-storey side extension and replacement of single-storey rear extension.

However it must be noted that although the appearance and the relationship of the existing single-storey on the west elevation appears as an extension (living room), the Council's historic map pre-1974 shows that the structure was in situ and possibly part of the original dwelling. As a result this part of the dwelling has not been included within the assessment on the Green Belt (floor space/footprint) below.

The internal floor area of the existing building including the previous extensions and the car port amount to approximately 292.66m². The existing car port which is an extension has a floor area of approximately 14.83m². According to our record on file the original dwelling has been extended or increased in floor space by 7.5% (approximately 20.84m²). It is therefore clear that the footprint of the original dwelling is approximately 256.99m².

Although the proposed garage would be sited at a distance of approximately 13.8m from the nearest part of the main dwelling it would not benefit from Permitted development by virtue of its siting and as such it has been considered as an extension to the dwellinghouse. The proposed garage would have a total floor space of approximately 55.5m² thus resulting to the total floor space of the property of approximately 348.16m², an increase of 35.47%.

Although the proposal would have a cumulative impact with the existing extensions and additions to the dwelling it would not result in a disproportionate amount of development when compared with the original dwelling. The proposal given its size would not materially affect the openness of Green Belt and would not appear prominent due to its location and the amount of existing vegetation around the site. As such, the proposal would not affect the rural character and appearance of the locality and would not impact upon the visual amenity of the area. Overall, it is considered that the proposal represents appropriate development in the Green Belt and would not result in significant material harm to the openness of the Green Belt.

It must be noted that the existing summerhouse has already been removed from the site. The only outbuilding is a wooden shed which appears to be derelict and unused. In light of the above and taking into consideration the distance of the existing shed from the dwelling the footprint or floor space of the shed have not been included in the green belt calculation as specified above.

Purposes of including land in the Green Belt

It is necessary to consider whether the proposal would result in harm when compared to the existing development in terms of the five purposes of including land in the Green Belt. Paragraph 80 of The Framework states that the Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

With regard to the five purposes of including land in the Green Belt, the proposal is not considered to conflict with these. It would involve a detached outbuilding to the existing dwelling within the

residential curtilage and would not extend beyond into the open countryside and owing to the relatively small-scale nature of the proposal and its location, it would not result or contribute towards sprawl or the merging of neighbouring towns; encroach into the countryside; affect the setting or special character of historic towns or affect the efforts to direct development towards derelict and other urban land.

Impact on the visual amenity of the Green Belt

Local Plan Policies D1 (Quality of Design) and D2 (Character and Context) 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. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG) which requires the impact of a development to be assessed having regard to the bulk, scale and design of the proposal and how it harmonises with the existing buildings and the surrounding area. In addition, Chapter 7 of the NPPF emphasises the importance of good design in context and, in particular, paragraph 64 states permission should be refused for development of poor design that fails to improve the character and quality of an area and the way it functions.

The commentary to Policy SADM 34 (Draft Local Plan Proposed Submission August 2016) states at paragraph 25.12 that extension or replacement of an incidental building sited more than 5 metres from the main building will be subject to the same criteria for assessment as for extension or replacement to the original building. This has been assessed under the heading impact of the openness of the green belt above.

Overall, the proposal would be visually acceptable and appropriate for its rural setting by virtue of design, size and siting. As such, the development is in accordance with Policies D1, D2 and RA10 of the Welwyn Hatfield District Plan 2005 and the Council's SDG.

Conclusion on Green Belt

The proposed development would not result in material harm to the openness of the Green Belt and the visual amenities of the Green Belt and would not be in conflict with the purpose of including land within the Green Belt. Accordingly, the proposal represents appropriate development with regards to the Welwyn Hatfield District Plan, the Council's Supplementary Design Guidance and the NPPF.

Would the development reflect the character of the dwelling?

Yes No N/A

Comment (if applicable):

The proposed garage would be sited to the south-east of the site with matching external materials to reflect those of the existing dwelling. At a height of 2.46m it would comprise a low-key addition to the property and would be in keeping with the character of the dwelling.

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

Yes No N/A

Comment (if applicable):

The nearest residential property to the application site is Spinney Cottage, which is situated to the north of the site. The proposed garage would not be visible from this property and the use of the structure as a garage would not impact on the residential amenities of the occupants of this property to warrant the refusal of planning permission.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

The property has direct access off the main highway (Well Road) with ample parking area within the

frontage on a gravelled area. The proposed garage would be used for the parking of vehicles; and there would be sufficient parking area to retain at least three spaces including a turning area to enable vehicles to turn and leave the site in a forward gear.

The proposed development would not have a material impact on highway safety or capacity and no objections are raised to the proposal in these regards.

Any other issues	None
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Conclusion

For the reasons summarised above, together with all other material considerations, subject to the imposition of relevant conditions, the proposal is considered acceptable and is not contrary to the aims and objectives of saved policies of the Welwyn Hatfield District Plan 2005 and the relevant guidance of the National Planning Policy Framework.

Conditions:

1. The external render, guttering and other external decorations of the approved garage 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 hedge and trees along the frontage of the site and the public right of way marked on the attached plan numbered AR/A3/004 shall be retained. Should any part of the hedge and trees die, be removed or become seriously damaged or diseased, it shall be replaced during the following planting season and planted in accordance with a specification previously approved in writing by the Local Planning Authority.

REASON: To protect the existing planting in the interests of visual amenity in accordance with Policy D8 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
AR/A3/002		Existing Site Plan	12 December 2017
AR/A3/003		Existing Elevation	12 December 2017
AR/A3/001		Location Plan	12 December 2017
AR/A3/005		Proposed Elevations	12 December 2017
AR/A3/004		Proposed Site Plan AR-A3-004	10 January 2018
AR/A3/003		Existing Street Elevation from Well Rd AR-A3-003	10 January 2018
AR/A3/005		Proposed Elevations & Floor plan AR-A3-005	10 January 2018

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. The existing public rights of way adjacent to the southern boundary of the site must not be obstructed during the construction of the development hereby approved. Any diversion, extinguishment, stopping up or creation of a public right of way may need its own Order under the Highways Act 1984 or The Town and Country Planning Act 1990 (As amended) before any works affecting the rights of way can be commenced. For further information, please contact the Local Planning Authority on 01707 35700, or Hertfordshire County Council, Environment Department on 01992 555555.

Determined By:

Mr Chris Carter
17 May 2018