

	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 Application Number: S6/2011/1777/LUP Decision: Granted Decision Date: 19 October 2011 Proposal: Certificate of lawfulness for rear dormer window		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 2
Publicity	Site Notice Display Date: 20 April 2018 Site Notice Expiry Date: 11 May 2018 Press Advert Display Date: 14 March 2018 Press Advert Expiry Date: 28 March 2018		
Summary of neighbour responses	Hertfordshire Gardens Trust Commented: - Based on the information contained in this application and our knowledge of the area, we do not wish to comment. The Occupier of 1 Northaw Place – Commented as follows: The Lodge is Number 2 Northaw Place. There is not a separate 2 Northaw Place. We are 1 Northaw Place, the big old white house that is 3 storeys high and has been here for 400 years. Please update your council maps as it means we do not get properly notified of planning applications and it is between the Lodge, (also known as Number 2) and numbers 3 to 10 in Northaw Place. It also causes the bin men to get completely confused.		
Consultees and responses	Northaw & Cuffley Parish Council - No objection HCC - Rights of Way (South) – No representation received The Gardens Trust – No representation received The Ramblers' Association – No representation received		
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 <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 Others RA10 – Landscape Regions and Character Areas <u>Draft Local Plan Proposed Submission August 2016</u> 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.

Policy RA3 – Extensions to Dwellings in the Green Belt states:

Permission for extensions to existing dwellings within the Green Belt will be allowed only where all the following criteria are met:

- (i) The proposal would not individually or when considered with existing or approved extensions to the original dwelling, result in a disproportionate increase in the size of the dwelling;
- (ii) It would not have an adverse visual impact (in terms of its prominence, size, bulk or design) on the character, appearance and pattern of development of the surrounding countryside.

The assessment in this case relates to criterion (ii) as the erection of an extension in replacement of the existing car port/garage is not seeking to increase the size of the existing dwelling. The second test under the terms of NPPF and Policy RA3 is to assess the visual impact of the proposal on the surrounding countryside.

The design, size and siting of the proposed replacement extension is considered acceptable and would not result in an adverse visual impact on the character and appearance of the building and the surrounding countryside. The proposal therefore complies with the relevant sections of the NPPF and saved Policy RA3 of the Welwyn Hatfield district Plan, 2005.

Impact on the openness of the Green belt

The existing car port/garage appears to be an extension to the existing dwelling however there is no record of planning permission or when it was constructed. Although it appears to reflect the architectural form of the original dwelling when viewed from the frontage of the site albeit with polycarbonate roof.

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.

The proposed extension would be similar in area to the existing car port and would be a direct replacement albeit a solid construction. It must be noted that there is current planning application for

the erection of a detached garage (ref: 17/2853/HOUSE) with 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 would not directly 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.

Purposes of including land in the Green Belt

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 replacement structure 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.

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):

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

Yes No N/A

Comment (if applicable):

Policy D1 and the supplementary design guidance, paragraph 5.2, part iii) states, 'the extension should not cause loss of light or be unduly dominant from adjoining properties, as a result of either the length of projection, the height or the proximity of the extension'.

The nearest residential property to the application site is Spinney Cottage, which is situated to the north of the site. The proposed extension would not be visible from this property and the use of the structure as a gymnasium would not impact on the residential amenities of the occupants of this property to warrant the refusal of planning permission. The proposed extension would be located on the northern side elevation of the dwellinghouse which fronts onto open countryside and would not be viewable from other dwellings to the east. The proposal therefore complies with saved policy D1 of the Welwyn Hatfield District Plan 2005.

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. Although the proposed replacement structure would lead to the loss of the use of the existing garage space used for the parking of a vehicle, 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. Furthermore, there is a current planning application for the erection

of a garage in front garden of the site (ref: 17/2853/HOUSE).

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

Conclusion

The proposed development would not have an adverse impact upon the open character of the Metropolitan Green Belt. The proposed development would not have an adverse impact upon the residential amenity of the neighbouring occupiers. The application is therefore considered to comply with the relevant policies of the Welwyn Hatfield District Plan 2005 and to be acceptable.

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.

DRAWING NUMBERS

2. 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/A3/003		Existing Site Plan	20 February 2018
AR/A3/004		Existing Floor Plans	20 February 2018
AR/A3/005		Existing Eastern And Southern Elevations	20 February 2018
AR/A3/006		Existing Northern And Western Elevations	20 February 2018
AR/A3/007		Proposed Floor Plans	20 February 2018
AR/A3/008		Proposed Eastern And Southern Elevations	20 February 2018
AR/A3/009		Proposed Northern And Western Elevations	20 February 2018
AR/A3/001		Area Plan	20 February 2018
AR/A3/002		Location Plan	20 February 2018
AR/A3/010		Proposed Site Plan	23 February 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).

Determined By:

Mr Chris Carter
17 May 2018