

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

DELEGATED APPLICATION

Application No: 6/2018/0501/HOUSE
Location: 12 Coulter Close Cuffley Potters Bar EN6 4RR
Proposal: Retention of raised decking area and access steps
Officer: Mr Richard Sakyi

Recommendation: Granted

6/2018/0501/HOUSE

Context			
Site and Application description	The application property comprises a two-storey detached dwellinghouse situated on the northern side of Coulter Close which is a cul-de-sac.		
Constraints (as defined within WHDP 2005)	GB - Greenbelt - Distance: 0 LCA - Landscape Character Area (Northaw Great Wood) - Distance: 0 PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0 Wards - Northaw & Cuffley - Distance: 0 A4D - ARTICLE 4 DIRECTION - Distance: 0 WILD - Home Wood (Cuffley) - Distance: 0 tpos - TPO3 W35 - Distance: 0		
Relevant planning history	Application Number: E6/1967/0717/ Decision: Refused Decision Date: 18 May 1967 Proposal: Extension to house. Application Number: S6/2014/2277/FP Decision: Granted Decision Date: 23 December 2014 Proposal: Erection of single storey side and rear extensions following demolition of existing garage Application Number: S6/2014/2276/FP Decision: Granted Decision Date: 08 January 2015 Proposal: Erection of two storey rear extension, front porch and raised patio area.		
Consultations			
Neighbour representations	Support: 0	Object: 1	Other: 0
Publicity	Site Notice Display Date: 20 June 2018 Site Notice Expiry Date: 11 July 2018		
Summary of neighbour responses	A letter of objection has been received from the occupier of the adjoining property at number 10 Coulter Close commenting on the following:		

	<p>The issue with the raised decking is the invasion of our privacy, when they stand on the decking they can look directly into our house. We feel that the building regulations are there for a reason for which we all have to follow, but Mr Pani has not. They have also built a summer house at the rear of their garden.</p>
Consultees and responses	Northaw & Cuffley Parish Council - No objection
Relevant Policies	
<input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input type="checkbox"/> M14 <input type="checkbox"/> Supplementary Design Guidance <input type="checkbox"/> Supplementary Parking Guidance <input type="checkbox"/> Interim Policy for car parking and garage sizes	
<p>Others <u>Draft Local Plan Proposed Submission August 2016</u> SP9 Place Making and High Quality Design SADM11 Amenity and Layout</p>	
Main Issues	
Impact on neighbours	<p>The main issue in this case is whether the decking and steps which are in place have detrimental impact upon those living nearby by reason of overlooking and overbearing impact.</p> <p>The existing decking area is in a form of L-shape and measures approximately 10.7m long, 2m deep at its deepest end and 1.0m deep close to the boundary with number 10 Coulter Close. The decking is approximately 1.4m high when measured from the ground level with access steps of similar height. The rear garden of the property slopes steeply towards the rear of the site. The site is enclosed by a boundary wall of approximately 2m high along the shared boundary with number 10 Coulter Close and tall trees and vegetation along the boundary with number 14 Coulter Close.</p> <p>Due to the sloping nature of the rear garden, it is clear that the decking area provides a solution for the use of the amenity space/area close to the rear of the dwellinghouse. The properties to either side of the application property are detached houses with similar long and steep sloping gardens with adequate screening along the shared boundaries.</p> <p>Whilst it is clear that some form of overlooking does occur if one is standing on the decking close to the shared boundary wall with number 10 Coulter Close, I have come to the conclusion that in this particular circumstances, this is not unacceptable by virtue of the height of the decking, height of the existing boundary wall, location and distance from the adjoining property. Further, the depth of the decking, where it is closest to the boundary, has been kept to a minimum and appears to serve simply as an access to the closest set of French doors. Whilst the structures have a somewhat cluttered appearance, it is not considered to be overbearing on the amenities of the adjoining neighbours and not harmful to the character and appearance of the area.</p>
Conclusion	
<p>The development is considered acceptable and complies with the relevant policies of the adopted Welwyn Hatfield District Plan and the guidance in the National Planning Policy Framework 2018.</p>	

DRAWING NUMBERS

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
CC-001/2018		Proposed Plans and Elevations	13 June 2018
CC-002/2018		Proposed Plans & Elevations	13 June 2018
Location Plan		Location Plan (redacted)	13 June 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
8 August 2018