

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

**DELEGATED APPLICATION**

**Application No:** 6/2018/0799/HOUSE  
**Location:** 69 Northaw Road East Cuffley Potters Bar EN6 4LY  
**Proposal:** Erection of a rear outbuilding for use as a sun room, gym and store  
**Officer:** Mr Richard Sakyi

**Recommendation:** Granted

6/2018/0799/HOUSE

<b>Context</b>	
<b>Site and Application description</b>	<p>The application property is a two-storey detached house within the settlement of Cuffley. The ground level of the site slopes downwards to the rear. The rear boundary of the plot backs onto the side boundary of a neighbouring plot and its frontage. Beyond the southern flank boundary is a footpath and access road that serves a separate development.</p> <p>Planning permission is sought for the erection of detached outbuilding with external dimensions of approximately 4.3m deep x 11.2m long to create a gym, sun room and a store.</p> <p><u>Background</u></p> <p>Planning permission was granted in 2009 reference S6/2009/1922/FP for the erection of single-storey outbuilding for use as gym. The scheme approved had external dimensions of 4.3m depth x 11.2m width x 4m to ridge height and 2.4m to eaves.</p> <p>A subsequent application with an amended scheme for the same development was submitted to the Council reference S6/2010/2260/FP, which was refused for the reason(s):</p> <p><i>The proposed outbuilding would appear too tall, dominant, cramped and prominent within the surrounding streetscene, which would give the proposal an inappropriate appearance for its siting affecting the visual amenities of the streetscene. The outbuilding would also appear too dominant and overly prominent when viewed from the neighbouring property to the north east (12 South Drive). As a result the occupants of this adjacent dwelling would suffer an adverse loss of outlook and residential amenity. The proposed development has therefore failed to meet the requirements of PPS1, East of England Plan 2008 Policy ENV7 and Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.</i></p> <p>The current proposal has been reduced in depth and height and the proposed roof would have a full hipped design. This proposal is identical to the application approved by the Council in 2009.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<p>GB - Greenbelt - Distance: 41.01            PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0            Wards - Northaw &amp; Cuffley - Distance: 0            A4D - ARTICLE 4 DIRECTION - Distance: 0</p>

<b>Relevant planning history</b>	Application Number: S6/1997/0823/FP      Decision: Refused Decision Date: 17 November 1997 Proposal: Erection of a detached garage		
	Application Number: S6/2004/0973/FP      Decision: Granted Decision Date: 20 August 2004 Proposal: Extension to roof		
	Application Number: S6/2009/1178/LU      Decision: Refused Decision Date: 14 August 2009 Proposal: Certificate of lawfulness for proposed erection of single storey building for use as gym sun room and store		
	Application Number: S6/2009/1922/FP      Decision: Granted Decision Date: 23 February 2010 Proposal: Erection of single storey out building for use as gym		
	Application Number: S6/2010/2260/FP      Decision: Refused Decision Date: 07 December 2010 Proposal: Erection of single storey outbuilding for use as a gym/sunroom		
	Application Number: 6/2018/0801/HOUSE      Decision: Refused Decision Date: 21 May 2018 Proposal: Erection of a first floor extension and loft extension to include alterations to the roof and a hip to gable conversion and raising the ridge height.		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Site Notice Display Date: 24 April 2018 Site Notice Expiry Date: 15 May 2018		
<b>Summary of neighbour responses</b>	None		
<b>Consultees and responses</b>	Northaw & Cuffley Parish Council – No response		
<b>Relevant Policies</b>			
<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 type="checkbox"/> M14 <input checked="" type="checkbox"/> Supplementary Design Guidance <input type="checkbox"/> Supplementary Parking Guidance <input type="checkbox"/> Interim Policy for car parking and garage sizes			
<u>Draft Local Plan Proposed Submission August 2016</u> SP9 Place Making and High Quality Design SADM 11 Amenity and Layout			
<b>Main Issues</b>			
<b>Design (form, size, scale, siting) and Character (appearance within the</b>	Policy D1 of the Welwyn Hatfield District Plan 2005 requires the standard of design in all new development to be of a high quality and Policy D2 requires all new development to respect and relate to the character and context of the area in which it is proposed. It notes that development proposals should as a minimum maintain, and where possible, should enhance or improve the		

<b>streetscene)</b>	<p>character of the existing area. These objectives are broadly consistent with a core principle of the National Planning Policy Framework (NPPF) that planning should seek to secure high quality design. 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.</p> <p>The proposed development would be sited to the rear of the application plot, which backs onto a no through road and the frontage of a neighbouring house. The rear of the plot is enclosed by a tall close boarded fence and there is tall hedge within the fence, which creates an additional screen across the rear boundary.</p> <p>The proposed outbuilding would be sited close to the rear boundary of the plot, and would retain a distance of approximately 0.5m from the adjacent boundaries. This would allow the retention of existing vegetation (although this is not relied upon) and ensure that the proposal would not appear cramped within the plot's boundaries.</p> <p>The design, size and siting of the proposed outbuilding is considered acceptable and would not have any significant adverse impact on the character and appearance of the site and its immediate surroundings.</p>
<b>Impact on neighbours</b>	<p>The proposed outbuilding would be for incidental use to the main house and therefore should be used for activities that would be associated with the residential use of the main house. The proposal has been designed to only have openings onto the garden area and would face the application dwelling and therefore screen the activities from the adjacent plots. Although it is clear that there may be some associated noise generated from the use of the proposal, when compared to the general use of a residential rear garden; it is considered that reasonable use would not cause an adverse amount of noise an disturbance to warrant the refusal of planning permission on neighbouring amenity grounds.</p>
<b>Access, car parking and highway considerations</b>	None
<b>Landscaping Issues</b>	<p>The applicant has confirmed that the existing hedge to the rear of the plot would be retained and the plans show the tree as being retained. When considering the other vegetation that surrounds the application plot, the retention of the hedge to the rear is considered desirable but this would be relied upon to make the development acceptable. The application therefore complies with the requirements of Policy D8 of the Welwyn Hatfield District Plan 2005.</p>
<b>Any other considerations</b>	None
<b>Conclusion</b>	
<p>The proposed development would not have an adverse impact upon the character and appearance of the locality. Reasonable use of the proposal would not adversely affect the residential amenity of the adjoining occupiers. The proposed development would therefore meet the requirements of the Welwyn Hatfield District Plan 2005 and is considered to be acceptable. It is further considered that the current scheme have overcome the previous reason for refusal assessed under application reference S6/2010/2260/FP on 7 December 2010.</p>	

**Conditions:**

1. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

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:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
ELA/88	02	Rear Building Layout	26 March 2018
ELA/8	02	Roof Plan	26 March 2018
ELA/8	02	Block Plan	26 March 2018
ELA/7	02	Section	26 March 2018
ELA/9	A	Revised Location Plan	13 April 2018
ELA/2	00	Existing house Elevations	6 April 2018
ELA/666	00	Proposed Elevations 2	6 April 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 Mark Peacock  
8 June 2018