

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

DELEGATED APPLICATION

Application No: 6/2018/0801/HOUSE
Location: 69 Northaw Road East Cuffley Potters Bar EN6 4LY
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.
Officer: Mr Richard Sakyi

Recommendation: Refused

6/2018/0801/HOUSE

Context	
Site and Application description	<p>The application dwelling is a detached house within the settlement of Cuffley. The application plot slopes downwards to the rear. The rear boundary of the plot backs onto the side boundary of a neighbouring dwelling. 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 a first floor extension and loft conversion to include alterations to the roof from a hip to gable roof and raising of the ridge height.</p>
Constraints (as defined within WHDP 2005)	<p>GB - Greenbelt - Distance: 40.49 PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0 Wards - Northaw & Cuffley - Distance: 0 A4D - ARTICLE 4 DIRECTION - Distance: 0</p>
Relevant planning history	<p>Application Number: 6/2018/0799/HOUSE Decision: Decision Date: Proposal: Erection of a rear outbuilding for use as a sun room, gym and store</p> <p>Application Number: S6/1997/0823/FP Decision: Refused Decision Date: 17 November 1997 Proposal: Erection of a detached garage</p> <p>Application Number: S6/2004/0973/FP Decision: Granted Decision Date: 20 August 2004 Proposal: Extension to roof</p> <p>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</p> <p>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</p>

Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity			
Summary of neighbour responses	None received		
Consultees and responses	None received		
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			
<u>Draft Local Plan Proposed Submission August 2016</u> SP4 Travel and Transport SP9 Place Making and High Quality Design SADM 2 Highway Network and Safety SADM 11 Amenity and Layout SADM 12 Parking, Servicing and Refuse			
Main Issues			
Design (form, size, scale, siting) and Character (appearance within the streetscene)	<p>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 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 first floor extension would be located to the side of the host dwelling and would extend the side elevation along and up to the front wall. The proposed extension would link the roof of the projecting bay to form a prominent gable roof. Three rooflights would be inserted into the roof slope of the side elevation. The proposal includes the raising of the ridge level of the main roof by approximately 0.4m high to create two bedrooms within the attic space.</p> <p>The proposed extension would, by reason of the design, bulk and massing, result in an unsympathetic addition that would fail to respect and relate to the character and appearance of the original dwelling. As a result of the size and design of the extension, in particular the gable front element, it would present a bulky and dominant feature, which would fail to be subordinate in scale and form to the host property. It would represent a prominent addition to the street scene and would cause harm to the character and appearance of the area as a result.</p> <p>It is acknowledged that a similar scheme was granted in 2004 however this was before the current Local Plan was adopted in 2005 and likewise the National Planning Policy Framework 2012. It is considered that the current</p>		

	<p>proposal (first floor side extension) by reason of size, scale and design fails to comply with Policy D1 and Policy D2 of the adopted Welwyn Hatfield Local Plan 2005 and there are no material considerations in this case put forward by the applicant which outweigh the harmful impact identified above.</p> <p>The overall impact of the development in its current form would fail to harmonise with the existing dwelling and the immediate area. Furthermore the overall scale, form and design is considered to detract from the character of the street-scene to an unreasonable extent, contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan 2005</p>
Impact on neighbours	<p>It is considered in regards to loss of privacy, outlook and overshadowing, any harm caused will be limited due to the siting of the proposed extensions relative to the adjoining and neighbouring properties. Furthermore, it is considered that there would be no undue loss of light to the neighbouring properties due to the orientation of the dwellinghouse.</p>
Access, car parking and highway considerations	<p>In terms of parking, access and highway safety, it is considered that the existing property has ample parking with a double garage and adequate forecourt area for the parking, turning and manoeuvring of vehicles within the site.</p>
Landscaping Issues	<p>None</p>
Any other considerations	<p>None</p>
Conclusion	
<p>The proposed first floor side extension and alterations to the roof, by virtue of their scale, form and design would not reflect the design and character of the existing dwelling. The overall scale, form and design would result in a visually incongruous alteration to the front and side elevations that would have a detrimental impact on the host property and character and appearance of the streetscene. The proposal therefore fails to result in a high quality of design and is contrary to Policies D1, D2 and GBSP2 of the adopted Welwyn Hatfield District Plan 2005, Welwyn Hatfield District Plan Supplementary Design Guidance 2005 and Section 7 of the National Planning Policy Framework.</p>	

Reasons for Refusal:

1. The proposed extension would, by reason of the design, bulk and massing, result in an unsympathetic addition that would fail to respect and relate to the character and appearance of the original dwelling. As a result of the size and design of the extension, in particular the gable front element, it would present a bulky and dominant feature, which would fail to be subordinate in scale and form to the host property. It would represent a prominent addition to the street scene and would cause harm to the character and appearance of the area as a result. The proposal therefore fails to result in a high quality of design and is contrary to Policies D1, D2 and GBSP2 of the adopted Welwyn Hatfield District Plan 2005, the Supplementary Design Guidance 2005 and Section 7 of the National Planning Policy Framework.

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
ELA/1	00	Existing Layout	26 March 2018
ELA/5	00	Proposed Loft Floor	26 March 2018
ELA/4	00	Proposed First Floor	26 March 2018
ELA/2	00	Existing Elevations	26 March 2018
ELA/66	02	Proposed Elevations	26 March 2018
ELA/100	00	Existing Layout 1st Floor	26 March 2018
ELA/9	02	Location Plan	26 March 2018

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
21 May 2018