

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

**DELEGATED APPLICATION**

**Application No:** 6/2018/1199/HOUSE  
**Location:** Lake View Leggatts Park Great North Road Little Heath Potters Bar EN6 1NZ  
**Proposal:** Alterations and refurbishment of existing house including replacement of existing orangery/conservatory and dormer windows on the garage.  
**Officer:** Mr William Myers  
**Recommendation:** Granted

6/2018/1199/HOUSE

<b>Context</b>	
<b>Site description</b>	<p>The application site comprises a large detached dwelling set within large grounds. This property forms part of Leggatts Park - a private gated estate of five secluded properties immediately to the north of Little Heath and the east of Great North Road (A1000).</p> <p>The site lies wholly within the Metropolitan Green Belt and Landscape Character Area.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<p>GB - Greenbelt - Distance: 0            LCA - Landscape Character Area (Northaw Common Parkland) - Distance: 0            PAR - PARISH (NORTH MYMMS) - Distance: 0            Wards - Brookmans Park &amp; Little Heath - Distance: 0            WILD - Leggatts Park Drive - Distance: 0            tpos - TPO393 T1 - Distance: 0            tpos - TPO393 T2 - Distance: 0            tpos - TPO393 T3 - Distance: 0            tpos - TPO393 T4 - Distance: 0            tpos - TPO393 T5 - Distance: 0            tpos - TPO 585 (2016) W1 - Distance: 0</p>
<b>Relevant planning history</b>	<p>Application Number: 6/2017/0475/HOUSE Decision: Granted            Decision Date: 11 May 2017            Proposal: Erection of a subterranean extension and removal of T8 (Fir) and T9 (Lime) covered by TPO393.</p> <p>Application Number: 6/2016/2571/HOUSE Decision: Granted            Decision Date: 09 February 2017            Proposal: Erection of outdoor swimming pool with plant room following removal of Douglas Fir (T3) and Lime (T4) trees covered by TPO393</p> <p>Application Number: S6/2007/1916/MA Decision: Refused            Decision Date: 10 March 2008            Proposal: Formation of a tennis court and footpath</p>

	<p>Application Number: S6/2007/0612/MA      Decision: Granted  Decision Date: 18 July 2007  Proposal: Erection of a rear conservatory and installation of swimming pool to basement.</p> <p>Application Number: S6/2006/1422/FP      Decision: Granted  Decision Date: 06 December 2006  Proposal: Installation of three roof lights to detached garage</p> <p>Application Number: S6/1997/0369/FP      Decision: Approval Subject to s106  Decision Date: 17 June 1999  Proposal: Demolition of existing dwellings, garages and outbuildings and the erection of 5 new dwellings together with garages, and landscaping, fences and walls</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Site Notice Display Date: 12 June 2018 Site Notice Expiry Date: 3 July 2018		
<b>Consultees and responses</b>	North Mymms Parish Council - this application should comply with Green Belt policies.		
<b>Relevant Policies</b>			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input checked="" type="checkbox"/> GBSP1 <input 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 Others			
<u>Draft Local Plan Proposed Submission 2016</u> SP1 Delivering Sustainable Development SP9 Place Making and High Quality Design SADM34 Development within the Green Belt			
<b>Main Issues</b>			
<b>Green Belt</b>			
<p>The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. In the Green Belt, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.</p> <p>The National Planning Policy Framework (NPPF) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The extension of an existing building is not, however, inappropriate provided that it does not result in disproportionate additions over and above the size of the original building. There is no definition of 'disproportionate additions' in the NPPF. The 'original building' is as it existed on 1 July 1948 or, if constructed after 1948, as it was built originally. Neither the Local Plan nor the NPPF provide any detailed guidance on how to determine whether an extension is disproportionate. This is, therefore, ultimately a matter for the decision maker and demands that each proposal is considered in relation to the size and character of the original building. The Council's current Policy RA3 and emerging Local Policy SADM 34 require that extensions in the Green Belt do not have an adverse visual impact (in terms of prominence, size, bulk and design) on the character, appearance and pattern of development of the surrounding countryside.</p>			

The replacement of the existing Dutch gable at the front of the dwelling with a small dormer window would result in a small reduction in the bulk of the front roof slope. Although the proposed orangery would have a slightly smaller footprint than the existing conservatory that it would replace, the proposed height and bulk of the orangery would be greater than the existing conservatory. In addition, the proposal would result in the loss of the existing balconies that currently exist at the side and rear of the property, with the creation of a new balcony at the rear of the property above the orangery. With regards to the garage it is proposed to replace the existing skylights on its front elevation with three modest dormer windows of a similar size and design of those within the existing dwelling.

The building is not clearly visible from public viewpoints, but is close to the boundary with open countryside. Given the limited nature of the proposed works, within the context of the original dwelling, it is considered that the proposed works would not be add undue bulk to the dwelling, or the garage. With regards the visual impact of the proposed development, it is not considered that the proposed development would have an adverse impact on the character, appearance and pattern of development of the surrounding countryside. As a consequence of the limited nature of the proposed works it is judged that they would be proportionate to the original dwelling. Furthermore, the proposal would have no material impact on openness in the immediate area or beyond, and would not cause harm to the openness of the wider Green Belt or the purposes of its designation. In this regard there would be no conflict with the aims of the NPPF.

**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): N/A

**Would the development reflect the character of the area?**

Yes  No

**Comment** (if applicable):

**Would the development reflect the character of the dwelling?**

Yes  No  N/A

**Comment** (if applicable): The proposed extensions are acceptable in design terms subject to a condition being imposed requiring matching materials.

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

Yes  No  N/A

**Comment** (if applicable):

**Would the development provide / retain sufficient parking?**

Yes  No  N/A

**Comment** (if applicable):

**Conclusion**

It is considered that the proposal would represent an appropriate form of development in the Green Belt and would respect and relate to the character of the area. Accordingly, subject to the condition discussed above being imposed, the proposed development is considered to be in accordance with the aims and objectives of saved policies of the Welwyn Hatfield District Plan 2005, the Council Emerging Local Plan 2016, the adopted Supplementary Design Guidance and the relevant chapters of the National Planning Policy Framework.

**Conditions:**

1. The brickwork, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension must match the existing dwelling 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:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
16 3000-101 A		Block Plan and Location Plan	8 May 2018
16 300-102 B		Proposed Ground floor plan	8 May 2018
16 300-103 B		Proposed First and second floor plan	8 May 2018
16 300 -104 B		Proposed East and North Elevations	8 May 2018
16 300-105 B		Proposed South and West elevations	8 May 2018
16 300-101 B	B	Site plan	2 July 2018
16 2000-4 B		Existing floor plans and elevations (002)	28 June 2018
16 3000-100		Existing floor plans and elevations (Garage)	2 July 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  
3 July 2018