

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

DELEGATED APPLICATION

Application No: 6/2018/1225/FULL
Location: 58 Plough Hill Cuffley Potters Bar EN6 4DS
Proposal: Erection of a detached house following demolition of existing including alterations to front drive and garden
Officer: Mr David Elmore

Recommendation: Granted

6/2018/1225/FULL

| Context | |
|--|---|
| Site and Application description | <p>The application site comprises a detached dwelling and its gardens located on the north-east side of Plough Hill, connecting into Hill Rise and close to the junction with The Ridgeway.</p> <p>Plough Hill and the immediate locality is residential in character. Dwellings are either two storey or a chalet type in a mix of styles.</p> <p>The existing dwelling is faced in a mix of red-brick, render and hanging tiles, below a red/brown tiled roof which is hipped on all sides.</p> <p>Planning permission is sought for the erection of a detached dwelling following demolition of the existing dwelling. This application is a re-submission following refused application: 6/2017/2667/FULL.</p> |
| Constraints (as defined within WHDP 2005) | <p>PAR - PARISH (NORTHAW AND CUFFLEY)</p> <p>Wards - Northaw & Cuffley</p> <p>HEN - No known habitats present (high priority for habitat creation)</p> <p>HEN - No known habitats present (medium priority for habitat creation)</p> |
| Relevant planning history | <p>Application Number: 6/2017/2667/FULL Decision: Refused Decision Date: 25 January 2018 Proposal: Erection of a detached 4-bedroom house following demolition of existing</p> <p><u>Reason for refusal:</u> <i>"The proposed dwelling, by virtue of its design and appearance, would look incongruous in the streetscene, and as a result, fails to respect and relate to the character and context of the area. Consequently, the proposal would be contrary to Policies D1, D2 and GBSP2 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 (Statement of Council Policy) and National Planning Policy Framework 2012."</i></p> <p>Application Number: 6/2017/0618/FULL Decision: Granted Decision Date: 19 July 2017 Proposal: Erection of a detached dwellinghouse following the demolition of</p> |

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|---|---|-----------|----------|
| | existing | | |
| | Application Number: E6/1950/0497/ Decision: Granted Decision Date: 01 May 1950 Proposal: Private garage. | | |
| Consultations | | | |
| Neighbour representations | Support: 0 | Object: 0 | Other: 0 |
| Publicity | Neighbour letters sent | | |
| Summary of neighbour responses | No representations received | | |
| Consultees and responses | Northaw and Cuffley Parish Council – Comment: <ul style="list-style-type: none"> • A parking plan should be provided Welwyn Hatfield Borough Council (Client Services) – No objection Welwyn Hatfield Borough Council (Public Health and Protection) – No objection Hertfordshire County Council (Highways) – No objection | | |
| Relevant Policies | | | |
| <input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input 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: Policy D8 of the Local Plan and Policies SADM2, SP9, SADM111, SADM12 and SADM16 of the Emerging Local Plan | | | |
| Main Issues | | | |
| Would the development reflect the character of the area? | | | |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment: This part of Plough Hill is characterised by large plots containing detached dwellings in a variety of architectural styles and materials. The resulting variation in scale and appearance of neighbouring properties allows for some flexibility in the design of the proposed development. Generously proportioned front gardens which are well landscaped are also a characteristic of the street scene. This has the effect of softening the dense appearance of dwellings in close proximity to each other. Planning permission was granted under ref: 6/2017/0618/FULL for a replacement dwelling. Under this proposal the dwelling was set further forward on the site relative to the existing dwelling and featured a projecting pitched roof gable frontage. It had a maximum height of 8.75m but the dwelling would be set into the ground by between 0.4-0.7m. Its perceived height would therefore have been between 8m from the street-scene, matching the height of the existing dwelling to be replaced. Following this permission, a planning application was submitted for a replacement dwelling with a Neo-Georgian influence (Planning ref: 6/2017/2667/FULL). It was however considered that the proportion of the roof compared to the wall height along with the grander features represented an imposing design which would result in a radical departure from the area's established character. Its design, in particular the roof form and pediment, would jar with the surrounding context and would appear incongruous within the street-scene The proposed development attempts to overcome the reason for refusal of planning application: 6/2017/2667/FULL. The proposed dwelling applies a more refined design approach and the previously proposed squat mansard roof has been altered to a larger crown roof, hipped on all sides. | | | |

The flat roof top would be stepped down and concealed behind the surrounding pitched roof as illustrated in drawing number: DB/JC/206 Rev D. The roof design is acceptable and the dwelling would be well balanced.

The proposed dwelling has been sited forward than the existing dwelling but set-back 3.2m further from the highway compared to that approved under ref: 6/2017/0618/FULL. The proposed dwelling would have a maximum height of 8.75m. Whilst greater in height than the proposed dwelling and that approved under ref: 6/2017/0618/FULL, such an increase would not result in a dwelling which would appear overly prominent in the street-scene, given its hipped roof form, set-back distance from the road and scale relative to adjacent properties.

Dormers would be contained within both the front and rear roof-slope. These dormers are modest in scale and complementary to the proposed dwelling.

In terms of spacing, whilst the proposed dwelling would be considerably larger in footprint than the dwelling it would replace, it would be sufficient set in from the side boundaries so as not to appear cramped within its plot. The development would also not be at odds to the spacing witnessed between other dwellings in the immediate locality.

No details of the appearance or external appearance of the dwelling have been provided, however it is considered that such details can be secured by a planning condition.

Taking account of the above, and subject to the suggested planning conditions, it is considered that the proposed development would represent an acceptable standard of design, in accordance with Policies D1 and D2 of the Local Plan, the Council's SDG, Policy SP9 of the Saved Local Plan and the NPPF.

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

Yes No

Comment: The main properties which may be affected by the proposal are the two immediate neighbouring properties, numbers 56 Plough Hill and 2 Hill Rise. All other nearby properties are considered to be sufficiently removed from the application site so as to remain unaffected by the proposal.

56 Plough Hill

This property is located to the immediate south-east of the application site and comprises an extended two-storey semi-detached dwelling. The proposed dwelling would be staggered at two storey level and set in 1.75m from the shared boundary at both single at two storey level. A single storey outbuilding at No. 56 straddles the boundary and would mask views of the L-shaped single storey side/rear wrap-around element of the proposed dwelling.

Whilst taller than the dwelling it would replace and closer to the shared boundary at two storey level, it is considered that the proposed development would not appear unduly dominant or result in adverse loss of light, taking account of its set-in distance, hipped roof form and presence of an intervening outbuilding.

One first floor side window (serving a bedroom) and three side roof-lights (serving a bedroom and en-suite) would face this neighbouring property and have the potential for overlooking and loss of privacy to the occupiers of No. 56. It is considered necessary and reasonable for these windows to be obscure glazed with a restricted level of opening. This measure can be secured through a planning condition.

2 Hill Rise

This property is located to the immediate north-west of the application site and comprises an extended two-storey detached dwelling. The staggered form of the proposed dwelling and its separation distance from the facing flank of No. 2 ensures that it would not appear unduly dominant or cause adverse loss of light from this neighbouring property.

Two first floor side windows (serving a bedroom and void) and four side roof-lights (serving

bedrooms and an en-suite) would face this neighbouring property, and save for the void window, have the potential for overlooking overlooking and loss of privacy to the occupiers of No. 2. It is considered necessary and reasonable for these windows to be obscure glazed with a restricted level of opening. This measure can be secured through a planning condition.

The proposed rear dormer windows would present views normally expected between neighbouring properties and, as such, would not result in adverse loss of privacy.

Subject to the suggested planning condition, it is considered that the proposed development would not harm the living conditions of neighbouring occupiers. The development would therefore accord with Policy D1 of the Local Plan, The Council's SDG, Policy SADM11 of the Emerging Local Plan and the NPPF.

Would the development provide / retain sufficient parking?

Yes No

Comment: Notwithstanding the representation received from Northaw and Cuffley Parish Council regarding a parking plan being provided, it is considered that The front driveway area of the site is large enough to provide an appropriate level of off-street car parking provision for this proposed dwelling, in line with the Council's car parking guidelines.

Any other issues

Landscaping

A line of hedges within the ownership of number 60 Plough Hill run parallel with the common boundary which should not be affected as a result of the construction works. A tree protection plan and method statement can be secured through planning condition to ensure that such soft landscaping features are not affected during the course of the construction works.

Permitted development rights

The new dwelling would benefit from permitted development rights. The proposed development has been carefully designed to be in keeping with the character and context of the area and ensures that the living conditions of neighbouring occupiers would not be adversely affected. Further extensions built within permitted development would likely cause planning harm in both respects. Therefore, in the interest of maintaining good design and protecting the living conditions of neighbouring occupiers it would be reasonable to impose a planning condition withdrawing permitted development rights for extensions, enlargements and alterations under Classes A and B for the new dwelling.

Conclusion

Subject to the suggested planning conditions, the proposed development would accord with relevant local and national planning policies.

Conditions:

1. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the dwelling 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 Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 (Statement of Council Policy), Policy SP9 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2018.

2. No development shall take place until a Tree Protection Plan and Method Statement has been submitted to and agreed in writing by the Local Planning Authority. The agreed details must be fully adhered to during the course of construction works.

REASON: To protect existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policies D2 and D8 of the Welwyn Hatfield District Plan 2005, Policies SP9 and SADM16 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2018.

3. Any upper floor window located in a wall or roof slope forming a side elevation of the dwelling hereby approved (apart from window serving the void) must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall be retained in that form thereafter.

REASON: To protect the residential amenity and living conditions of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 (Statement of Council Policy), Policy SADM11 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2018.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Classes A and B of Part 1 of Schedule 2 shall take place.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of residential and visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 (Statement of Council Policy), Policies SP9 and SADM11 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2018.

DRAWING NUMBERS

5. 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 |
|--------------------|------------------------|-------------------------------|----------------------|
| Site Location Plan | | Site Location Plan | 4 May 2018 |
| DB/JC/204 | | Existing and Proposed Section | 4 May 2018 |
| DB/JC/205 | F | Proposed Plans & Elevations | 16 August 2018 |
| DB/JC/206 | D | Proposed Loft Plan | 16 August 2018 |
| DB/JC/203 | | Existing Plans & Elevations | 4 May 2018 |
| DB/JC/201 | D | Proposed Site Plan | 16 August 2018 |
| DB/JC/200 | | Existing Site Plan | 4 May 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 38 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).

Informatives:

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.

Determined By:

Mr Mark Peacock
20 August 2018