

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

DELEGATED APPLICATION

Application No: 6/2018/1271/FULL
Location: 11 Firs Wood Close, Northaw, Potters Bar, EN6 4BY
Proposal: Erection of a single storey rear extension
Officer: Mr David Elmore

Recommendation: Granted

6/2018/1271/FULL

Context			
Site and Application description	<p>No. 11 is a 2-bed ground floor flat which forms part of a residential development within Northaw Park. The property is sited on a corner plot and has the benefit of an L-shaped rear garden. The site is washed over by the Green Belt and located within Northaw Common Parkland Landscape Character Area.</p> <p>Planning permission is sought for the erection of a single storey flat roof rear extension following removal of an existing conservatory. The proposed extension would measure 4m in depth with a height of 2.9m.</p>		
Constraints (as defined within WHDP 2005)	<p>GB - Greenbelt LCA - Landscape Character Area (Northaw Common Parkland) PAR - PARISH (NORTHAW AND CUFFLEY) Wards - Northaw & Cuffley HPGU - The Hook</p>		
Relevant planning history	None		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 1
Publicity	<p>Site Notice Display Date: 18 June 2018 Site Notice Expiry Date: 9 July 2018</p>		
Summary of neighbour responses	No representations received		
Consultees and responses	Hertfordshire Gardens Trust – No comment		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input checked="" type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input checked="" type="checkbox"/> M14 <input checked="" type="checkbox"/> Supplementary Design Guidance (SDG) <input checked="" type="checkbox"/> Supplementary Parking Guidance (SPG) <input checked="" type="checkbox"/> Interim Policy for car parking and garage sizes (Interim Parking Policy) Others: Policies R11, RA3 and RA10 of the Saved Local Plan and; Policies SP3, SP4, SP9, SADM11, SADM12 and SADM34 of the Emerging Local Plan			

Main Issues
Is the development within a conservation area?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Would the significance of the designated heritage asset be preserved or enhanced?
<input type="checkbox"/> Yes <input type="checkbox"/> No Comment: N/A
Would the development reflect the character of the area?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Would the development reflect the character of the dwelling?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment: The application property features a generously sized L-shaped rear garden relative to the size of the flat. The proposed extension, taking account of its depth, scale and location, would not appear cramped within the plot and an acceptable level of private amenity space would remain. The extension would remain subordinate in scale to the existing dwelling, and subject to a materials condition, it would maintain the design the character of the dwelling also. Accordingly, the proposed development would represent an acceptable standard of design in accordance with Policies D1 and D2 of the Saved Local Plan, the Council's SDG, Policy SP9 of the Emerging Local Plan and the NPPF.
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment: The neighbour which may be affected by the proposed extension is No. 10 Firs Wood Close. All other neighbouring properties are sufficient separated so as to be unaffected by the development. No. 10 is a modest two storey dwelling which adjoins the application property to the north. The proposed extension would be set-in from the shared boundary by 2.5m. It is considered that such a set-in distance from the boundary would ensure that the proposed extension would not appear unduly dominant or result in adverse loss of light from this adjoining property. Also, there would not be any privacy/overlooking concerns as a result. The proposed development would not harm the living conditions of neighbouring occupiers, in accordance with Policy D1 of the Saved Local Plan, the Council's SDG, Policy SADM11 of the Emerging Local Plan, and the NPPF.
Would the development provide / retain sufficient parking?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment: As a result of the proposed extension, the subject property would accommodate an additional bedroom, increasing its size to the 3-bed. This residential development includes a car parking area upon approach (to the immediate west) for its residents and visitors. Car parking spaces are not specific to individual properties. At the time of the officer visit, there was ample availability of car parking spaces. It is considered that there would be sufficient car parking to serve the 3-bed dwelling which would result, taking account of the Council's SPG, Interim Parking Policy and requirements of the NPPF
Any other issues
<u>Green Belt</u> The application site is washed over by the Green Belt. The Government attaches great importance to Green Belt. 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 permanence.

Appropriateness

Paragraph 89 of the NPPF states that local planning authorities should regard the construction of new buildings apart from a limited number of exceptions. One of these exceptions (bullet point 3) is *'the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building'*. This approach is broadly consistent with the Council's Saved and Emerging Local Plan.

The original building had a footprint/floor-space of 69sqm. The proposed extension measures 30sqm, representing a 43% increase. Taking account of this quantitative assessment and considering its single storey form and location, the development would not result in a disproportionate addition over and above the size of the original building.

Openness

Whilst additional built form would be created, the proposed extension would be read against the backdrop of the existing flats, is single storey and would not interrupt any views. To this end, it is considered that the proposal would have no harmful effect on the openness of the Green Belt.

Conclusion

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

Conditions:

1. The render, 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 Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Policy SP9 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and requirements of the National Planning Policy Framework 2012.

DRAWING NUMBERS

2. 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
SMY.MAY.18 A		Single storey rear extension	18 July 2018
CM- 00714754		Location Plan	31 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 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).

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
24 July 2018