

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

**DELEGATED APPLICATION**

**Application No:** 6/2018/1451/HOUSE  
**Location:** Just House Coopers Lane Northaw Potters Bar EN6 4NJ  
**Proposal:** Erection of first floor extension  
**Officer:** Mr Richard Sakyi

**Recommendation:** Refused

6/2018/1451/HOUSE

<b>Context</b>	
<b>Site and Application description</b>	<p>The application property comprises a two-storey detached dwelling situated to the west side of Well Road, close to its intersection with Coopers Lane. The main dwelling is set back from the front boundary of the plot by approximately 11m. At the front of the property there is a vehicular hardstanding and large gravelled area. The site has an irregular shaped plot with two vehicular accesses directly off Well Road. The area is characterised by large dwellings on substantial plots with spacious open surrounds.</p> <p>The site is located within the Metropolitan Greenbelt and a Landscape Character Area (Northaw Common Parkland) and it is adjacent to Spinney Cottage, which is a Grade II Listed Building situated immediately to the north of the application property.</p> <p>Permission is sought for the erection of first floor side extension over the recently granted planning permission reference 6/2018/0493/HOUSE for the erection of single storey side extension by converting garage area into habitable space on 17 May 2018.</p> <p>The permission has not been implemented and remains extant. It is therefore clear that the proposed extension together with the previous permission would result in the erection of two-storey side extension to the host dwelling.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<p>LBC - LISTED BUILDING Former bakery, now cottage. Large C17 bakers - Distance: 8.58            GB - Greenbelt - Distance: 0            LCA - Landscape Character Area (Northaw Common Parkland) - Distance: 0            PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0            ROW - FOOTPATH (NORTHAW 004) - Distance: 0.72            Wards - Northaw &amp; Cuffley - Distance: 0            A4D - ARTICLE 4 DIRECTION - Distance: 0            HPGU - Northaw Place - Distance: 0</p>
<b>Relevant planning history</b>	<p>Application Number: 6/2018/1737/HOUSE            Decision: Pending            Decision Date:            Proposal: Installation of front garden dwarf wall with steel railings and electric gates including relocation of the existing entrance and existing drop kerbs</p>

	<p>Application Number: 6/2018/0493/HOUSE Decision: Granted Decision Date: 17 May 2018 Proposal: Erection of single storey side extension by converting garage area into habitable space.</p> <p>Application Number: 6/2017/2853/HOUSE Decision: Granted Decision Date: 17 May 2018 Proposal: Erection of garage in front garden</p> <p>Application Number: S6/2003/0554/FP Decision: Granted Decision Date: 26 June 2003 Proposal: Erection of a single storey rear extension and replacement of existing side extension</p> <p>Application Number: S6/2011/1777/LUP Decision: Granted Decision Date: 19 October 2011 Proposal: Certificate of lawfulness for rear dormer window</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 1
<b>Publicity</b>	<p>Site Notice Display Date: 2 July 2018 Site Notice Expiry Date: 23 July 2018 Press Advert Display Date: 27 June 2018 Press Advert Expiry Date: 11 July 2018</p>		
<b>Summary of neighbour responses</b>	None received		
<b>Consultees and responses</b>	<p>HCC Historic Environment Advisor – No objection HCC Rights of Way – No representation received Cadent Gas Limited – No objection Northaw &amp; Cuffley Parish Council – No objection The Ramblers' Association – No representation received Hertfordshire Garden Trust – No comment</p>		
<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 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: RA10 – Landscape Regions and Character Areas  <u>Draft Local Plan Proposed Submission August 2016</u> SP4 Travel and Transport SP9 Place Making and High Quality Design SP11 Protection and Enhancement of Critical Environmental Assets SADM 2 Highway Network and Safety SADM 11 Amenity and Layout			

SADM 12 Parking, Servicing and Refuse  
 SADM15 Heritage  
 SADM16 Ecology and Landscape  
 SADM34 Development within the Green Belt

**Main Issues**

**Green Belt**

*Appropriateness of development*

The National Planning Policy Framework (NPPF) as revised indicates that one of the essential characteristics of Green Belts is their openness and that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open (paragraph 133). It indicates that within Green Belts inappropriate development is, by definition, harmful and should not be approved except in very special circumstances (paragraph 143). The NPPF indicates that within the Green Belt the construction of new buildings is normally inappropriate development; however Paragraph 145 identifies a range of developments which may not be inappropriate. These include the extension or alteration of a building; provided that it does not result in disproportionate additions over and above the size of original building. This advice is reflected in Policy RA3(i) of the Welwyn Hatfield District Plan 2005 (the Local Plan) and Policy SADM34 of the Emerging Local Plan. Whilst the local plan was adopted in 2005, Policy RA3 is broadly consistent with the revised NPPF July 2018.

The existing car port/garage appears to be an extension to the existing dwelling however there is no record of planning permission or when it was constructed. Notwithstanding the above, it is considered that the car port does not form part of the original dwelling and therefore has been included in the Green Belt consideration as assessed below.

According to the Council's record on file, the original dwelling has been extended or increased in floor space from approximately 256.99m<sup>2</sup> to approximately 292.66m<sup>2</sup>. The floor space of the existing dwelling including previous implemented and unimplemented permissions would amount to approximately 348.16m<sup>2</sup>, which is an increase in floor space of approximately 35.47%. The current proposal would add a floor space of approximately 14.86m<sup>2</sup> and thus would result in the increase of approximately 39.62%.

Considering the percentage increase in floor space to the original building, together with the scale and location of the proposed extension, it is concluded that whilst the proposal would have a cumulative impact, it would not result in a disproportionate amount of development when compared with the original dwelling.

*Purposes of including land in the Green Belt*

With regard to the five purposes of including land in the Green Belt, the proposal is not considered to conflict with these. It would involve a development within the residential curtilage and would not extend beyond into the open countryside and owing to the relatively small-scale nature of the proposal and its location, it would not result or contribute towards sprawl or the merging of neighbouring towns; encroach into the countryside; affect the setting or special character of historic towns or affect the efforts to direct development towards derelict and other urban land.

	<p><i>Openness</i></p> <p>The NPPF confirms that inappropriate development is by definition harmful to the Green Belt. The essential characteristics of Green Belts are their openness and their permanence. Whilst there is a visual element to loss of openness in the sense that a loss of openness is perceived by the human eye, openness is essentially an absence of built development in the Green Belt and that is one of the essential characteristics which national policy seeks to protect. It seeks to keep land free from built development and the curtilages of dwellings have a role to play in keeping land open. In this case, the proposed side extension by virtue of its size and siting would not lead to significant loss of openness and visual permeability of the Green Belt.</p> <p><i>Conclusion on Green Belt</i></p> <p>The proposed development would not result in material harm to the openness of the Green Belt and would not be in conflict with the purpose of including land within the Green Belt.</p> <p>Notwithstanding the above conclusion on the impact of the proposed extension on the Green Belt, it is considered that the proposed extension by virtue of its poor design would be out of keeping with the character and appearance of the host dwelling detrimental upon the appearance of the street scene. Accordingly, the proposal is contrary to the purposes and intent of Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005, Policies SP9 and SADM11 of the Council's Emerging Local Plan 2016, the requirements of the Supplementary Design Guidance (Statement of Council Policy 2005) and the National Planning Policy Framework 2018.</p>
<p><b>Design (form, size, scale, siting) and Character (appearance within the street scene)</b></p>	<p>The proposed extension would result in a two storey flat roof addition to the existing dwellinghouse. The extension would be flush with the front wall of the dwelling and would be close to the northern boundary of the site and as a result would be open to public views within the street. A two-storey flat roof extension in this location is an unacceptable form of development as it would fail to complement or reflect the design of the host property. Although there is an element of flat roof on the existing building which links the two-storey section with the single-storey element, its position and form appears consistent and coherent with the architectural character of the original building. Furthermore, the two elements would not be visually read in the same context. The proposed extension would not sit comfortably with the main building and the general streetscene.</p> <p>It is considered that by virtue of siting, size, design and prominence, would form an incongruous addition which would fail to respect and relate to the design and appearance of the application property and would detract from the character and appearance of the surrounding area. Accordingly, the proposal would be of a poor quality design which is contrary to the purposes and intent of Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005, Policies SP9 and SADM11 of the Council's Emerging Local Plan 2016, the requirements of the Supplementary Design Guidance (Statement of Council Policy 2005) and the National Planning Policy Framework 2018.</p>
<p><b>Impact on neighbours</b></p>	<p>None by virtue of its location and size.</p>

<b>Access, car parking and highway considerations</b>	The property has direct access off the main highway (Well Road) with ample parking area within the frontage on a gravelled area.
<b>Landscaping Issues</b>	None
<b>Any other considerations</b>	<p><i>Whether there are any very special circumstances to clearly outweigh harm to the Green Belt</i></p> <p>The proposal would represent inappropriate development in the Green Belt and harm to Green Belt openness. In accordance with the NPPF, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' (VSC) will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.</p> <p>In this case, there are no apparent very special circumstances advanced by the applicant or implicit in this proposal which outweigh the harm identified above.</p>
<b>Conclusion</b>	
<p>The proposed first floor side extension, by virtue of their siting, size and design, would form an incongruous addition to the side of the host dwelling, which would have a detrimental impact upon the character and appearance of the street scene and the host dwelling. Accordingly the proposal would be of a poor quality design which is contrary to the purposes and intent of Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005, Policies SP9 and SADM11 of the Council's Emerging Local Plan 2016, the requirements of the Supplementary Design Guidance (Statement of Council Policy 2005) and the National Planning Policy Framework 2018.</p>	

**Reasons for Refusal:**

1. The proposed first floor side extension, by virtue of siting, size, design and prominence, would form an incongruous addition which would fail to respect and relate to the design and appearance of the application property and would detract from the character and appearance of the surrounding area. Accordingly the proposal is of poor quality design which is contrary to Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005, Policies SP9 and SADM11 of the Council's Emerging Local Plan 2016, the requirements of the Supplementary Design Guidance (Statement of Council Policy 2005) and the National Planning Policy Framework 2018.

**REFUSED DRAWING NUMBERS**

2.

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
AR/A3/003		Existing Site Plan	19 June 2018
AR/A3/004		Existing Floor Plans	30 May 2018
AR/A3/005		Existing Eastern And Southern Elevations	30 May 2018
AR/A3/006		Existing Northern And	30 May 2018

AR/A3/007	Western Elevations Approved Plans Planning 6 2018 0493 House	30 May 2018
AR/A3/008	Approved E And S Elevs Planning 6 2018 0493 House	30 May 2018
AR/A3/009	Approved N And W Elevs Planning 6 2018 0493 House	19 June 2018
AR/A3/010	Approved Site Plan Planning 6 2018 0493 House	19 June 2018
AR/A3/011	Proposed Floor Plans	30 May 2018
AR/A3/012	Proposed E And S Elevations	30 May 2018
AR/A3/013	Proposed Northern And Western Elevations	19 June 2018
AR/A3/014	Proposed Site Plan	19 June 2018
AR/A3/001	Area Plan	30 May 2018
AR/A3/002	Location Plan	30 May 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  
14 August 2018