

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

**DELEGATED APPLICATION**

**Application No:** 6/2018/2216/HOUSE  
**Location:** Just House Coopers Lane Northaw Potters Bar EN6 4NJ  
**Proposal:** Erection of first floor rear extension  
**Officer:** Mr Richard Sakyi

**Recommendation:** Granted

6/2018/2216/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. 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> <p>The current application is a resubmission of previous application reference 6/2018/1451/HOUSE which was refused permission on 14 August 2018 for the following reason(s):</p> <p><i>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.</i></p>
<b>Constraints (as defined within</b>	LBC - LISTED BUILDING Former bakery, now cottage. Large C17 bakers - Distance: 11.95

<b>WHDP 2005)</b>	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: 0.66 Wards - Northaw & Cuffley - Distance: 0 A4D - ARTICLE 4 DIRECTION - Distance: 0 HPGU - Northaw Place - Distance: 0		
<b>Relevant planning history</b>	<p>Application Number: 6/2018/1737/HOUSE          Decision: Refused          Decision Date: 06 September 2018          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: 6/2018/1451/HOUSE          Decision: Refused          Decision Date: 14 August 2018          Proposal: Erection of first floor extension</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>	Site Notice Display Date: 17 September 2018 Site Notice Expiry Date: 8 October 2018 Press Advert Display Date: 19 September 2018 Press Advert Expiry Date: 3 October 2018		
<b>Summary of neighbour responses</b>	None received		
<b>Consultees and responses</b>	Hertfordshire County Council - Historic Environment Advisor – No objection Northaw & Cuffley Parish Council – No objection Cadent Gas Limited – No objection		

	Hertfordshire Gardens Trust – No comment The Ramblers' Association – No representation received
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**Relevant Policies**

NPPF  
 D1    D2    GBSP1    GBSP2    M14  
 Supplementary Design Guidance    Supplementary Parking Guidance    Interim Policy for car parking and garage sizes  
Others: RA10 Landscape Regions and Character Areas

Draft Local Plan Proposed Submission August 2016

SP1 Delivering Sustainable Development  
SP4 Travel and Transport  
SP9 Place Making and High Quality Design  
SP11 Protection and Enhancement of Critical Environmental Assets  
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(i) is broadly consistent with the revised NPPF 2018.

The NPPF defines the “original building” as a building as it existed in July 1948 or, if constructed after that date, as it was originally built. Neither the NPPF nor the Local Plan provide any detailed guidance on how to determine whether an extension is disproportionate. This is, therefore, ultimately a planning judgement of fact and degree.

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 this, 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 records, the original dwelling has been extended or increased in floor area from approximately 256.99m<sup>2</sup> to approximately 292.66m<sup>2</sup>. The floor area 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 area of approximately 35.47%. The current proposal would add a floor area of approximately 14.86m<sup>2</sup> and thus would result in the increase of approximately 39.62%.

Considering the increase in floor area 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.

#### *Openness*

The essential characteristics of Green Belts are their openness and their permanence. Whilst any above ground development would to some extent diminish the openness of the Green Belt; the inclusion within the NPPF of a range of developments that may not be inappropriate indicates that in some circumstances the reduction of openness is acceptable. It is possible that development that is not inappropriate could nevertheless have an unacceptable effect on openness; however taking account of the massing of the proposal, its design and materiality, it is considered that it would not unacceptably detract from the openness of the Green Belt.

#### *Conclusion on Green Belt*

On balance, it is concluded that the proposal would not be a disproportionate addition to the original building. The effect on openness would be limited and would not cause material harm to the Green Belt. Furthermore, the extension would not be contrary to any of the purposes of including land within the Green Belt. On this basis, the proposal is consistent with Local Plan Policy RA3, Policy SADM34 of the Emerging Local Plan and the NPPF.

Notwithstanding the above conclusion the previous application was refused on the grounds of poor design and impact on the character and appearance of the host dwelling and the general streetscene. This issue is discussed below.

#### **Impact on character and appearance of the dwelling and locality.**

The current proposal, as amended, would have a pitched roof with matching roof tiles instead of flat roof. Due to the position of the extension relative to the principle elevation of the dwelling, the extension needs to be respect and relate to the original dwelling in terms of form, scale and architectural style. Although the roof form of the proposed extension is not significantly lower than the ridge height of the original dwelling as advised in the Supplementary Design Guide (SDG), it is considered acceptable taking into consideration the size, siting and external materials and impact upon the character of the host dwelling and the visual effect on the street scene.

It is considered that the proposed side extension as submitted is in accordance with 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.

It is further considered that the proposal has now overcome the reasons for refusal as assessed under planning application reference 6/2018/1451/HOUSE refused on 14 August 2018.

<b>Would the development maintain the amenity of adjoining occupiers?</b> (E.g. privacy, outlook, light etc.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Comment</b> (if applicable):	
None by virtue of its location and size.	
<b>Would the development provide / retain sufficient parking?</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Comment</b> (if applicable):	
The property has direct access off the main highway (Well Road) with ample parking area within the frontage on a gravelled area.	
<b>Any other issues</b>	None
<b>Conclusion</b>	
For the reasons summarised above, together with all other material considerations, subject to the imposition of relevant conditions, the proposal is considered acceptable and is not contrary to the aims and objectives of saved policies of the Welwyn Hatfield District Plan 2005 and the relevant chapters of the National Planning Policy Framework.	
It is further considered that the proposal has now overcome the reasons for refusal as assessed under planning application reference 6/2018/1451/HOUSE refused on 14 August 2018 and as such it is recommended that planning permission be granted subject to conditions below.	

**Conditions:**

1. The brickwork, roof tile, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations must match the existing dwelling/building 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>
AR/A3/003		Existing Site Plan	28 August 2018
AR/A3/004		Existing Floor Plans	28 August 2018
AR/A3/005		Existing Eastern And Southern Elevations	28 August 2018
AR/A3/006		Existing Northern And Western Elevations	28 August 2018
AR/A3/007		Approved Plans Planning 6 2018 0493 House	28 August 2018
AR/A3/008		Approved E And S Elevs Planning 6 2018 0493 House	28 August 2018
AR/A3/009		Approved N And W Elevs Planning 6 2018 0493 House Print A3	28 August 2018

AR/A3/010		Approved Site Plan Planning 6 2018 0493 House Print A3	28 August 2018
AR/A3/011		Proposed Floor Plans	28 August 2018
AR/A3/012	A	Proposed Eastern And Southern Elevations Coloured	28 August 2018
AR/A3/013	A	Colour Proposed Northern And Western Elevations Coloured	28 August 2018
AR/A3/014		Proposed Site Plan	28 August 2018
AR/A3/002		Location Plan	28 August 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 paragraph 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.
2. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.

#### **Determined By:**

Mr Mark Peacock  
11 October 2018