

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

**DELEGATED APPLICATION**

**Application No:** 6/2018/2678/HOUSE  
**Location:** Just House Coopers Lane Northaw Potters Bar EN6 4NJ  
**Proposal:** Erection of a first floor extension  
**Officer:** Ms Lucy Hale

**Recommendation:** Granted

6/2018/2678/HOUSE

<b>Context</b>	
<b>Site and Application description</b>	<p>The application site is located on the west side of Well Road, close to the junction to Coopers Lane and comprises a two-storey detached dwelling. The main dwelling is set back from the front boundary of the plot by approximately 11 metres. 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 site.</p> <p>The application seeks planning permission for the erection of a first floor side/rear extension.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<p>LBC - LISTED BUILDING Former bakery, now cottage. Large C17 bakers            GB - Greenbelt            LCA - Landscape Character Area (Northaw Common Parkland)            PAR - PARISH (NORTHAW AND CUFFLEY)            ROW - FOOTPATH (NORTHAW 004)            Wards - Northaw &amp; Cuffley            HPGU - Northaw Place</p>
<b>Relevant planning history</b>	<p>Application Number: 6/2018/2216/HOUSE            Decision: Granted            Decision Date: 11 October 2018            Proposal: Erection of first floor rear extension</p> <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</p>

	<p>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>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	<p>Site Notice Display Date: 4 January 2019 Site Notice Expiry Date: 25 January 2019 Press Advert Display Date: 9 January 2019 Press Advert Expiry Date: 23 January 2019</p>		
<b>Summary of neighbour responses</b>	None		
<b>Consultees and responses</b>	<p>Northaw &amp; Cuffley Parish Council - No objection Hertfordshire County Council - Historic Environment Advisor – No objection The Gardens 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 checked="" 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: RA3, RA10  <u>Draft Local Plan Proposed Submission August 2016</u> 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

The Government attaches great importance to Green Belts. 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.

#### *Appropriateness*

The National Policy Framework (NPPF) sets out the national planning policy approach to development in the Green Belt. The NPPF states that 'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt'. Paragraph 145 states that 'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt', apart from a number of exceptions. 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.

Policy RA3 indicates that proposals should not result in a disproportionate increase in the size of a dwelling, taking into account existing and approved extensions to the original dwelling. There should also be no adverse visual impact on the character, appearance and pattern of development in the surrounding countryside. Policies SP25 and SADM34 of the Draft Local Plan Proposed Submission August 2016 are similar in their aims.

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 363.02m<sup>2</sup>, which is an increase in floor area of approximately 39.62%. This application seeks a first floor side extension which would measure approximately 22m<sup>2</sup> which is an increase in floor area from the original dwelling of approximately 49.81%.

The Draft Local Plan Proposed Submission August 2016 outlines that in determining what would constitute a disproportionate extension to a building, a quantitative and qualitative assessment will be undertaken. In quantitative terms proposals that would be greater than 50% than the original dwelling, in which the proposed development and existing extensions would fall under the threshold. The NPPF does not limit the concept of proportionality to size alone and an overall assessment of proportionality includes a qualitative judgement which is consistent with the approach in the Draft Local Plan Proposed Submission August 2016.

The existing dwelling is irregular in shape with a number of additions with different roof forms at various angles which contributes to part of its character. The proposed extension would extend over an existing ground floor rear side/rear extension. This existing extension features a steep mono pitch roof extending to the eaves of the dwelling and a dormer. The extension would add additional bulk and mass to the rear and side of the dwelling, however, would be contained within the footprint of the dwelling thereby not extending the built form further across the site. In addition, given its location to the rear, the development would infill an area to the rear of the dwelling and as a result the development would be concealed behind its profile. As a result of its design, extending the ridge height of the dwelling and reflecting its roof form, thereby not competing with the dwelling, the proposed extension is considered to be of acceptable scale and bulk within the context of the original dwelling and its site.

Although the proposal would have a cumulative impact with the existing extensions and additions to the dwelling, on balance, it would not result in a disproportionate amount of development when

compared with the original dwelling. As a result the development is not considered to result in inappropriate development in the Green Belt.

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

Yes  No

**Comment** (if applicable):

In regard to scale, the first floor extension would add bulk and mass to the existing dwelling, however, the extension has been designed to complement and relate to the existing dwelling by virtue of its roof design, fenestration detailing and matching materials. The proposed extension, whilst sizeable, it is considered to be subordinate in scale to the original dwelling and by virtue of design, would respect and relate to the character and appearance of the existing dwelling.

The development, which would infill an area to the rear of the property, would be largely concealed behind the profile of the existing dwelling. There would be views of part of the roof from the south of the site from Well Road and some views of the extension when travelling along Well Road from the north east. However, the dwelling is set back from the streetscene of Well Road which is largely defined by mature and dense vegetation and as result of its siting, scale and design, the extension is not considered to result in harm to the character and appearance of the streetscene.

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

Yes  No  N/A

**Comment** (if applicable): see above.

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

Yes  No  N/A

**Comment** (if applicable):

No objections have been received from neighbouring occupiers. The neighbouring property most likely to be impacted by the proposal is Spinney Cottage.

By virtue of the siting and separation distance of the dwelling, it is not considered that there would be any significant impact on the living conditions of the neighbouring occupiers in regard to loss of light, overbearing impact or privacy.

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

Yes  No  N/A

**Comment** (if applicable):

There is ample space on the frontage of the site for on-site car parking. No concerns are raised in regard to car parking provision.

**Any other issues**

Listed Building – Due to the separation distance of the Listed Building which is located to the north of the site and the nature of the proposal, it is not considered that the proposed development would result in a detrimental impact on the heritage of the Listed Building.

**Conclusion**

The proposal is not considered to result in a disproportionate addition to the original dwelling and therefore would not amount to inappropriate development in the Green Belt. The proposed development would respect the character and appearance of the dwelling and surrounding streetscene, and would not result in any significantly detrimental impacts on the living conditions of the neighbouring occupiers. Accordingly, the proposed development is considered to be in accordance with the Welwyn Hatfield District Plan 2005; the Draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework 2018.

**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:

Plan Number	Revision Number	Details	Received Date
AR/A3/004		Approved Floor Plans	18 October 2018
AR/A3/001		Environmental Map	18 December 2018
AR/A3/003		Approved Site Plan & Proposed Block plan	18 December 2018
AR/A3/002		Location Plan	18 December 2018
AR/A3/005		Approved East and South Elevation	18 December 2018
AR/A3/006		Approved North and West Elevation	18 December 2018
AR/A3/007		Proposed Floor Plans	18 December 2018
AR/A3/008		Proposed Northern and Western Elevations	18 December 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.
3. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.

**Determined By:**

Mr Chris Carter  
12 February 2019