

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

DELEGATED APPLICATION

Application No: 6/2019/1045/HOUSE
Location: 37 Northaw Road East Cuffley Potters Bar EN6 4LU
Proposal: Retention of hard landscaping works to the rear garden
Officer: Mr A Commenville

Recommendation: Granted

6/2019/1045/HOUSE

Context			
Site and Application description	No.37 Northaw Road is a semi-detached property located to the east of the road. The land is sharply sloping down towards the rear of the garden. A retrospective planning permission is sought for the erection of raised planting beds measuring 0.25 m in height and located to the rear of the garden.		
Constraints (as defined within WHDP 2005)	PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0 Wards - Northaw & Cuffley - Distance: 0 A4D - ARTICLE 4 DIRECTION - Distance: 0		
Relevant planning history	Application Number: S6/2000/1318/FP Decision: Granted Decision Date: 04 December 2000 Proposal: erection of single storey rear extension. (amended scheme to S6/2000/0059/FP)		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity			
Summary of neighbour responses	No representations have been received.		
Consultees and responses	Northaw & Cuffley Parish Council - No objection		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input type="checkbox"/> M14 Others: D8 <u>Draft Local Plan Proposed Submission August 2016</u> SP9 Place Making and High Quality Design SADM11 Amenity and Layout			

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 <input checked="" type="checkbox"/> N/A	
Comment (if applicable):	
Would the development reflect the character of the area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Comment (if applicable):	
Would the development reflect the character of the dwelling?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Comment (if applicable):	
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 (if applicable): Given the limited height of the raised planting beds and location to the rear of the garden, it is not considered that they result to an unacceptable impact upon the amenities of neighbouring occupiers at No. 35 or 39 Northaw Road in terms of loss of privacy. The proposal is therefore considered to be acceptable in this regard and so complies with Policy D1 of the District Plan, the Design Guide SPG and NPPF.	
Would the development provide / retain sufficient parking?	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Comment (if applicable):	
Any other issues	None.
Conclusion	
The raised planting beds sufficiently preserve and relate to the character, appearance of the existing dwellinghouse and surrounding area and would not have any significantly adverse impacts on the residential amenity of neighbouring dwellings. The proposal is therefore considered to comply with Policies GBSP2, D1, D2 and D8 of the District Plan, the Supplementary Design Guidance and the NPPF.	

DRAWING NUMBERS

- 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
NWA-19-019-1		Garden Plans and Sections	30 April 2019
NWA-19-019-LOC_E		Location Plan	30 April 2019

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.

Determined By:

Mr Mark Peacock
24 June 2019