

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

DELEGATED APPLICATION

Application No: 6/2019/1089/HOUSE
Location: 50 Plough Hill Cuffley Potters Bar EN6 4DS
Proposal: Erection of a ground floor rear/side and first floor extension, including the construction of a rear dormer and installation of rooflights to facilitate the creation of habitable space within the loft
Officer: Ms Lucy Hale

Recommendation: Granted

6/2019/1089/HOUSE

Context			
Site and Application description	<p>The application site is located on the north east side of Plough Hill and comprises a detached bungalow. The streetscene is residential in character and features a range of dwellings of varying styles and designs.</p> <p>The application seeks planning permission for the erection of ground and first floor extensions to form a crown roof and a rear dormer to facilitate a loft conversion. The proposal includes the extension to the existing rear garden patio terrace.</p>		
Constraints (as defined within WHDP 2005)	PAR - PARISH (NORTHAW AND CUFFLEY) Wards - Northaw & Cuffley		
Relevant planning history	Application Number: S6/1977/0669/ Decision: Granted Decision Date: 30 January 1978 Proposal: Single storey side and rear extensions Proposal: Demolition of existing bungalow and erection of detached dwelling		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 1
Publicity	Neighbour letters		
Summary of neighbour responses	52A Plough Hill – Objection: <ul style="list-style-type: none"> • First floor extension and loft addition out of keeping • Close proximity of property will appear overbearing • Substantial loss of light to hallway window • Side facing windows would result in overlooking and loss of privacy 		
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 checked="" type="checkbox"/> M14			

Supplementary Design Guidance Supplementary Parking Guidance Interim Policy for car parking and garage sizes

Draft Local Plan Proposed Submission August 2016

SP1 Delivering Sustainable Development
SP3 Settlement Strategy and Green Belt
SP4 Transport and Travel
SP9 Place Making and High Quality Design
SADM2 Highway Network and Safety
SADM11 Amenity and Layout
SADM12 Parking, Servicing and Refuse

Main Issues

Is the development within a conservation area?

Yes No

Would the significance of the designated heritage asset be preserved or enhanced?

Yes No N/A

Comment (if applicable):

Would the development reflect the character of the area?

Yes No

Comment (if applicable):

Plough Hill is residential area characterised by a mix of houses and bungalows of varied design, age, and materials. Over time, many of the properties have been extended and altered in various ways, including examples of dormers, two storey side and rear extensions as well as demolition and re-build, which has added further variety to the streetscene. As a result of the mixed character of the area, there is greater flexibility in the design of new proposals, provided they are of good quality design and do not appear unduly prominent.

The topography of the land along Plough Hill slopes from the northwest to the south east which is a constraint to the site.

The existing dwelling is a dormer bungalow within a fairly large plot. The proposal seeks to erect ground and first floor extensions to form a crown roof and a rear dormer to facilitate a loft conversion. As a result of the works proposed, the resultant appearance would give the impression of a replacement dwelling.

The proposed extensions would increase the bulk and mass to the dwelling, however the resultant dwelling is not considered to appear cramped within its plot and would be consistent with the scale of the other properties nearby. With regard to spacing, an approximate 1 metre gap has been proposed to the side boundary with No.52A and a 2 metre gap proposed with No.48 which would be consistent with the guidance set out within the Council's SDG and would reflect and respect the spacing within the streetscene.

The general pattern of the area relates well to the topography of the land, with the height of the properties set in line or lower than their neighbouring property, which are located on a higher land level. There are examples where properties deviate from this, however, the difference in height is minimal and not overly prominent within the streetscene. The ridge height of the dwelling would increase to approximately 7.5 metres. No.52A Plough Hill, neighbouring the site, is a two storey dwelling which measures approximately 7.2 metres and therefore the application dwelling would be marginally higher by approximately 0.3 metres. Whilst the dwelling sits on a lower ground level but would measure higher than the neighbouring property, the proposed height of eaves and first floor windows would sit in line with No.52A and the hipped roof design would reduce the bulk and massing to the roof. The resultant dwelling would sit noticeably higher No.48, which is a bungalow.

Although the resultant dwelling would appear more apparent within the streetscene as a result of its increase in height and size, it is not considered to be out of keeping or appear unduly prominent. Furthermore, the dwelling is set back from the highway by approximately 20 metres and mature trees along the verge assist with screening the property particularly when travelling north along Plough Hill.

A crown roof is proposed which is a design feature present in the wider area and therefore represents an acceptable form of development. In terms of visual amenity and quality of design, some crown roofs are not attractively designed and can significantly detract from the appearance of a dwelling and the overall character of the area. A section drawing is considered reasonable to condition to show that the flat roof is to be stepped down and concealed behind the surrounding pitched roof.

Overall, the proposal is considered to adequately respect and relate to the character 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):

The neighbouring properties are Nos 52A and 48 Plough Hill.

No.48 is located to the south east of the application site and comprises a bungalow. The neighbouring property is set back from the front building line and the properties are currently similar in height. The proposal would result in the dwelling increasing in ridge height by approximately 2 metres and extending further to the rear in line with the rear building line of No.48. Whilst the dwelling would increase in bulk and mass, it would maintain a 2 metre separation distance and as a result of the hipped roof design, would not appear unduly dominant or overbearing. In addition, as a result of the orientation of the dwellings, it is not considered that the extensions would result in a detrimental level of light or overshadowing to habitable windows or the rear garden. Furthermore, there are no first floor side facing windows that would result in a direct overlooking impact.

An objection has been received from No.52A and these comments are summarised above. No.52A is located to the north west of the application site and comprises a two storey detached dwelling which is located 1 metre from the shared boundary and is approximately 1.7 metres higher than the application dwelling. No.52A benefits from a rear extension which is located approximately 2 metres from the shared boundary. The proposed first floor part of the rear extension would sit behind this rear building line of this neighbouring property by approximately 1 metre. The proposal would also result in the property extending closer to the shared side boundary with an approximate 1 metre gap at first floor, which increases to 1.8 metres towards the rear. This increase in distance from the boundary and hipped roof design would assist in reducing the bulk and mass visible from the secondary bedroom window on the rear elevation of No.52A and reducing the degree of overshadowing. It is not considered that the proposed development would appear unduly dominant or result in undue detrimental loss of light to the habitable windows on the rear elevation.

An objection has been raised by No.52A regarding the increase in height and reduction in separation distance particularly in regard to the side elevation window serving a hallway and the resultant outlook and loss of light. Following a site visit, it is noted that this window provides natural light into the hallway at first floor and partly at ground floor. In addition, there are windows at ground floor serving a utility room and downstairs bathroom. Whilst the proposal would result in a change in outlook from the hallway window, as this is not a primary habitable window it is not considered to result in significant harm to living conditions or amenity. Furthermore, whilst it is acknowledged that

the increase in height of the dwelling and reduction in separation distance will mark a change in the relationship between No.52A which comprises a two storey dwelling and the application site which comprises a bungalow, the resultant scale of the application dwelling would result in the properties sharing a similar height, building line to the front and rear and separation distance to the boundary. It is not considered that the resultant relationship between the two properties would present an unusual or unsatisfactory relationship between neighbouring occupiers.

In regard to the hallway window, whilst it is acknowledged that the proposal will reduce the natural light entering this window, this window does not serve a primary habitable room. In terms of direct sunlight, the hallway window is located on the south east side elevation of No.52A. As the sun rises, shadows would be cast on to No.52A from the application property, however, as the sun moves round to the west during the late afternoon and evening, the front elevation of the properties would receive the direct sunlight. Whilst it is anticipated there will be a degree of loss of natural light entering the hallway window and ground floor windows serving the bathroom and utility room, as these are not windows serving primary habitable rooms, it is not considered that the proposal would result in a detrimental loss of light that would warrant refusal of the application.

Concern has been raised by this neighbour in regard to potential for further side elevation windows. No first floor side elevation windows are proposed, other than a bathroom window which can be suitably conditioned. If windows were to be inserted at first floor in the future, without planning permission these would be restricted to be obscure glazed and non-opening below 1.7 metres from ground level. Should the applicant wish to insert a clear glazed window, a planning application would need to be submitted in order to assess the potential impact on privacy.

In conclusion, as a result of the siting, scale and design of the resultant dwelling, the proposal is not considered to result in a detrimental impact in regard to light, privacy or dominance. It is considered that the relationship with the neighbouring dwelling and occupiers would be reasonable and maintained to an acceptable level.

In addition, the rear patio terrace is proposed to project further into the rear garden. As a result of the land levels, siting and screening, it is not considered that this would result in a detrimental level of overlooking or loss of privacy.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

The site benefits from a frontage which could accommodate 3 on-site car parking spaces which would provide adequate car parking provision for the resultant dwelling in line with the Council's SPG.

Any other issues

An amendment was sought during the course of the application to ensure that the extensions do not project over the shared boundary with No.52A. The proposal would sit on the boundary shared and therefore the applicant is advised to take into account the provision of the Party Wall Act 1996.

Conclusion

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

Conditions:

1. No above ground development shall take place until details of the proposed crown roof, including a cross-section drawing is submitted to and approved in writing by the Local Planning Authority. Subsequently the development must not be carried out other than in accordance with the approved details.

REASON: The proposal contains insufficient information in regards to the detailed design of the roof and this is required in the interests of quality of design and visual amenity in accordance with the National Planning Policy Framework and Policies GBSP2, 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 the National Planning Policy Framework 2019.

2. Any upper floor window located in a wall or roof slope forming a side elevation of the extension hereby approved must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall be retained in that form thereafter.

REASON: To protect the residential amenity and living conditions of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005; Policy SADM11 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework 2019

DRAWING NUMBERS

3. 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
760-p-06		Proposed Loft Plan	1 July 2019
760-p-07		Existing and Proposed Roof Plan	1 July 2019
760-p-01		Site Location and Building Line Plans	1 July 2019
760-p-02		Existing and Proposed Front and Rear Elevations	1 July 2019
760-p-03		Existing and Proposed Side Elevations	1 July 2019
760-p-04		Existing and Proposed Ground Floor Plans	1 July 2019
760-p-05		Existing Loft Floor and Proposed First Floor Plans	1 July 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.
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. The applicant is advised to take account the provisions of The Party Wall Act 1996 insofar as the carrying out of development affecting or in close proximity to a shared boundary.
4. 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 Mark Peacock
4 July 2019