

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

DELEGATED APPLICATION

Application No: 6/2019/2264/HOUSE
Location: 8 Orchard Close Cuffley Potters Bar EN6 4QD
Proposal: Erection of single storey front extension
Officer: Mr A Commenville

Recommendation: Granted

6/2019/2264/HOUSE

Context			
Site and Application description	<p>The application site comprises a two storey detached dwelling located on the southern side of Orchard Close.</p> <p>The dwelling is finished with brickwork and some painted render.</p> <p>The streetscene features a mix of size, design and styles of dwellings which gives an element of flexibility to proposals. It is noted that Orchard Close sits on a slope and the land slopes down significantly toward the highway.</p> <p>Planning permission is sought for the erection of a single storey front extension and some alterations of fenestration.</p>		
Constraints (as defined within WHDP 2005)	<p>PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0 Wards - Northaw & Cuffley - Distance: 0 A4D - ARTICLE 4 DIRECTION - Distance: 0 HEN - No known habitats present (high priority for habitat creation) - Distance: 0 SAGB - Sand and Gravel Belt - Distance: 0</p>		
Relevant planning history	<p>Application Number: S6/2006/1271/FP Decision: Granted Decision Date: 03 January 2007 Proposal: Demolition of existing dwelling and erection of two 5-bedroom dwellings.</p>		
Consultations			
Neighbour representations	Support: 0	Object: 1	Other: 0
Publicity	Neighbour notification letters		
Summary of neighbour responses	<p>One letter of representation has been received from No. 6B Hill Rise and can be summarised as follows:</p> <ul style="list-style-type: none"> - Overdevelopment of the site - Harmful impact upon the character and appearance of the street - Noise and disruption to our property 		

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 Others: Supplementary Planning Guidance – Parking Standards, Interim Policy for Car Parking Standards and Garage Sizes <u>Draft Local Plan Proposed Submission August 2016</u> 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?	
<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	
<p>Comment (if applicable): It is noted that the proposed ground floor front extension would add a reasonably significant amount of bulk and massing to the dwelling.</p> <p>However, the impact of the ground floor extension would mainly be due to the land sloping down to the front of the dwellinghouse. Furthermore, the front extension would have a limited depth and be flush with the existing front elevation wall. A 1.35 metre gap would be maintained between the flank elevation of the ground extension and the garage flank elevation at No. 7 Orchard such that the resultant dwelling would not appear cramped within its plot. Having regard to the above considerations, it is overall considered that the proposal would respect the scale and proportions of the existing dwelling and would not harm the character or appearance of the dwelling and surrounding area.</p> <p>The streetscene features a mix of size, design and styles of dwellings which gives an element of flexibility to proposals such that the impact of this proposal upon the street scene would be acceptable. The resultant dwelling would not appear incongruous within the street scene. The proposed materials would match those existing.</p> <p>This proposal thereby accords with Policies D1 and D2, of the District Plan, the Supplementary Design Guidance and the NPPF.</p>	
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): See comments above.	
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): The only neighbour likely to be affected by the proposal is 7 Orchard Close.	

The proposed development would not cause loss of light or be unduly dominant from this adjacent property, as a result of either the length of projection, height or proximity to the shared boundary.

The proposal is 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?

Yes No N/A

Comment (if applicable): The proposed plans indicate a resultant 5-bedroom dwelling. The site benefits from a large frontage which would provide sufficient space for adequate provision of on-site car parking and the proposal would retain the garage. As such, no objections are raised.

Any other issues

The comments and concerns received from No. 6B Hill rise with regard to potential noise and disturbance are noted. However, having regard to the location of this neighbouring property, it is not anticipated that the impact of the building works would be significant.

It should be noted that noise disturbance from the building work or as a result of anti-social behaviour are covered by other legislation and therefore can only be given very limited weight in the consideration of this planning application. An informative will be suggested so that the applicant is aware that planning permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts.

Conclusion

The impacts of the proposal have been considered on the visual amenity of the site and surrounding area and on the amenity of neighbouring dwellings. It has been concluded that the single storey front extension would 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 and D2, of the District Plan, the Supplementary Design Guidance and the NPPF.

Conditions:

1. The brickwork, roof tile, bond, mortar, windows, 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 Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2019.

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
EX01		Existing Plans	13 September 2019
EX02		Existing Elevations	13 September 2019

P10	Proposed Plans	13 September 2019
P11	Proposed Elevations	13 September 2019
SP01	Site Plans	13 September 2019
SPO2-	Location Plan	13 September 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 or legal interest (easements or wayleaves) which may affect the land.

Determined By:

Mr Mark Peacock
30 October 2019