

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

**DELEGATED APPLICATION**

**Application No:** 6/2019/2591/HOUSE  
**Location:** 50 Plough Hill Cuffley Potters Bar EN6 4DS  
**Proposal:** Erection of a ground floor side/rear 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 and erection of front boundary wall and gates  
**Officer:** Ms Lucy Hale

**Recommendation:** Granted

6/2019/2591/HOUSE

<b>Context</b>	
<b>Site and Application description</b>	<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> <p>The application follows granted planning application 6/2019/1089/HOUSE. The changes to the proposal include:</p> <ul style="list-style-type: none"> <li>- Alteration from mono pitch roof of single storey front and side extensions to flat roof design</li> <li>- Addition of two first floor side elevation windows</li> <li>- Alterations to size and detailing of windows on front and rear elevations</li> <li>- Erection of front boundary wall and gates</li> </ul> <p>In addition, a crown roof section drawing has been submitted to satisfy the condition on the previous application.</p> <p>During the course of this application the proposed front boundary treatment has been amended by the applicant removing the second gate and replacing it with a wall and railing above to maintain one access. In addition, an amendment has been made to the crown roof section drawing to include a ridge tile along the both sides of the roof to ensure the flat roof is not visible from the streetscene.</p>
<b>Constraints (as defined within WHDP 2005)</b>	PAR - PARISH (NORTHAW AND CUFFLEY) Wards - Northaw & Cuffley
<b>Relevant planning history</b>	Application Number: 6/2019/1089/HOUSE Decision: Granted Decision Date: 04 July 2019

	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		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Neighbour letters		
<b>Summary of neighbour responses</b>	None		
<b>Consultees and responses</b>	Northaw & Cuffley Parish Council – Comment: The proposed wall and gates are out of keeping with the street scene. We are concerned about the possible removal of a mature tree within the front garden  Hertfordshire County Council Transport Programmes & Strategy – No objection		
<b>Relevant Policies</b>			
<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 <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			
<u>Draft Local Plan Proposed Submission August 2016</u> 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			
<b>Main Issues</b>			
<b>Would the development reflect the character of the area?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Comment</b> (if applicable):  The amendments to the approved scheme include alterations to the appearance of the extensions with a change of roof of the single storey front and side extensions to a flat roof design. Furthermore, the size and detailing of windows on the front and rear elevations have been amended. The changes to the proposal are considered to respect the appearance of the dwelling and character of the area. Furthermore, a crown roof section drawing has been submitted to confirm the flat roof to be no higher than the surrounding ridge tile. This satisfies the condition on the previous application.  A front boundary wall, piers, railings and gates are proposed. The front boundary wall would be painted white render to match the house and would be supported by six piers also of white render finish. The height of the piers would measure approximately 1.5/1.6m, the wall would measure approximately 0.6-0.77m in height with a black railing above, in total measuring 1.4m. The two black sliding gates which would measure approximately 1.45m in height.  The boundary treatment has been designed to reflect and respect the appearance of the property by virtue of the white render finish of the piers and wall and the black slender design of the railings and gates. In terms of scale and massing, as a result of its height and design, the proposal would not appear unduly dominant within the streetscene where a number of similar boundary features are witnessed nearby. Overall, the proposed boundary treatment is considered to maintain the character			

and appearance of this area.
<b>Would the development reflect the character of the dwelling?</b>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <b>Comment</b> (if applicable): See above.
<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):  The relationship with the neighbouring property would not be materially different as a result of the amendments to the scheme. There have been no objections received by either neighbouring occupier.  There are two first floor windows proposed which would serve bathrooms and have been labelled as obscure glazed and non-opening above 1.7m from finished floor level. These would be suitably conditions to maintain an adequate relationship with the neighbouring properties.
<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):
<b>Any other issues</b>
Highway safety – No objections have been raised by the Highway Authority in regard to the proposed boundary treatment.
<b>Conclusion</b>
Subject to conditions, the proposed development would accord with all relevant local and national planning policies.

**Conditions:**

1. The roof tile of the approved extensions must match the roof tile of the existing dwelling 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; Supplementary Design Guidance 2005 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 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:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
760-p(revB)- (variation h) 04		Existing and Proposed Block Plan	10 January 2020
760-p(revB)- (variation h) 08		Existing and Proposed Ground Floor Plans	10 January 2020
760-p(revB)- (variation h) 01		Location and Block Plan	10 January 2020
760-p(revB)- (variation h) 07		Existing and Proposed Left and Right Elevation	10 January 2020
760-p(revB)- (variation h) 09		Existing and Proposed First Floor Plans	10 January 2020
760-p(revB)- (variation h) 02		Proposed Frontal Wall and Gated Access	10 January 2020
760-p(revB)- (variation h) 06		Crown Roof Section	10 January 2020
760-p(revB)- (variation h) 03		Proposed Front Wall Elevations	10 January 2020
760-p(revB)- (variation h) 05		Existing and Proposed Front and Rear Elevation	10 January 2020
760-p(revB)- (variation h) 10		Existing Roof Plan and Proposed Loft Plan	10 January 2020
760-p(revB)- (variation h) 11		Existing and Proposed Roof Plan	10 January 2020

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.
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  
13 January 2020