

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

DELEGATED APPLICATION

Application No: 6/2019/2643/HOUSE
Location: 12 Firs Wood Close Northaw Potters Bar EN6 4BY
Proposal: Installation of side and rear dormers to facilitate a loft conversion
Officer: Mr Tom Gabriel

Recommendation: Granted

6/2019/2643/HOUSE

Context			
Site and Application description	<p>The application site comprises a first floor flat in a large corner plot in a pleasant residential setting in the Green Belt.</p> <p>The application is for the insertion of side and rear dormers to facilitate a loft conversion.</p>		
Constraints (as defined within WHDP 2005)	<p>GB - Greenbelt - Distance: 0 LCA - Landscape Character Area (Northaw Common Parkland) - Distance: 0 PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0 Wards - Northaw & Cuffley - Distance: 0 A4D - ARTICLE 4 DIRECTION - Distance: 0 HPGU - The Hook - Distance: 0</p>		
Relevant planning history	None.		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour notification letters		
Summary of neighbour responses	None received.		
Consultees and responses	<p>Northaw & Cuffley Parish Council – No objection.</p> <p>The Gardens Trust – No comment.</p>		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input checked="" type="checkbox"/> GBSP1 <input 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: Emerging Policies SP9, SADM11, SADM12, SADM34			
Main Issues			
Green Belt	<p>The proposed development would increase the floorspace of the flat by approximately 35sqm, 52.8% of the floorspace of the original flat. While this is a reasonable increase in the Green Belt, the dormer windows would add only a limited amount of bulk and massing to the building. This would not be</p>		

	disproportionate to the original dwelling and would therefore represent appropriate development in the Green Belt. The impact of the development upon the Green Belt would be acceptable.
Quality of design	Acceptable.
Impact on neighbours	None.
Access, car parking and highway considerations	The proposal would increase the number of bedrooms in the flat by two, to four. This would require an additional parking space to maintain compliance with the Council's Parking Standards. However, these are maxima and Central Government guidance encourages a lower provision of parking for developments to encourage a move away from reliance on the private car. Moreover, the dwellings in Firs Wood Close have communal parking (which does not appear to be allocated), rather than individual parking. At the time of the Case Officer site visit (around midday), the car park was no more than a quarter full. It is not considered that the development would have a harmful impact upon the demand for parking therefore.
Landscaping Issues	None.
Any other considerations	None.
Conclusion	
The proposed development is considered acceptable in terms of its impact upon the Green Belt, the character of the area, neighbour amenity and parking. The application is therefore recommended for approval.	

Conditions:

1. Notwithstanding the annotation on the submitted drawings, the hung tiles, windows, guttering, soffits and other external decorations of the approved dormers must match 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 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
1937-01	A	Existing Elevations and Plans	4 November 2019
1937-02	A	Existing Sections and Plans	4 November 2019
1937-03	A	Proposed Elevations and Plans	4 November 2019
1937-04	A	Proposed Sections and Plans	4 November 2019

SK01	Location Plan	21 October 2019
SK02	Block Plan	4 November 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.
2. 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.
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 Mark Peacock
20 December 2019