

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

**DELEGATED APPLICATION**

**Application No:** 6/2019/2944/HOUSE  
**Location:** 28 Bradgate Cuffley Potters Bar EN6 4RL  
**Proposal:** Erection of a part single storey, part two storey rear extension  
**Officer:** Mr Tom Gabriel

**Recommendation:** Granted

6/2019/2944/HOUSE

<b>Context</b>			
<b>Site and Application description</b>	<p>The application site comprises a detached dwelling in a large plot within the Specified Settlement of Cuffley.</p> <p>The application is for the erection of a part single storey, part two storey rear extension.</p>		
	<p>GB - Greenbelt - Distance: 0</p> <p>LCA - Landscape Character Area (Northaw Great Wood) - Distance: 0</p> <p>PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0</p> <p>Wards - Northaw &amp; Cuffley - Distance: 0</p> <p>A4D - ARTICLE 4 DIRECTION - Distance: 0</p>		
<b>Relevant planning history</b>	<p>Application Number: S6/2007/1006/FP</p> <p>Decision: Granted</p> <p>Decision Date: 24 August 2007</p> <p>Proposal: Erection of first floor rear extension and front porch</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>			
<b>Summary of neighbour responses</b>	None received.		
<b>Consultees and responses</b>	None received.		
<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 Others			

<b>Welwyn Hatfield Draft Local Plan</b> SP9 SADM11 SADM12
<b>Main Issues</b>
<b>Is the development within a conservation area?</b>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Would the significance of the designated heritage asset be preserved or enhanced?</b>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <b>Comment</b> (if applicable):
<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): A number of the nearby dwellings have had single and/ or two storey rear extensions of a variety of sizes such that the resultant dwelling at 28 Bradgate would not be incongruous within the context of the 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): The extension would have a pitched roof which would match the pitch of the existing first floor rear projection. Whilst it would have a crown roof that and additional gable, given its location to the rear it is not considered that it would have such an undue impact to warrant refusal of the application in this regard. With matching materials of construction, the extension would relate to the dwelling well.
<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 extension would be screened from the neighbouring dwelling at 30 Bradgate by the existing first floor rear projection at the dwelling and would be sited sufficiently far from 26 Bradgate to not have an adverse impact upon either of the dwellings.  A window is proposed in the side elevation serving the bathroom. Subject to this being obscure glazed and non opening below 1.7m, which can be conditioned, there would be no undue impact to neighbour privacy.
<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>Conclusion</b>
The proposed extension would have an acceptable impact upon the character and appearance of the dwelling and would not harm the amenities of the neighbouring properties. Highway safety would not be harmed by the proposal as sufficient parking existing at the property.  The application is therefore recommended for approval.

**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.

- The upper floor window located in the wall of the side elevation of the rear 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.

#### 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
Location Plan		Site Location Plan	22 November 2019
1711-103		Proposed Ground and First Floor Plan	25 November 2019
1711-104		Proposed Roof Plan	25 November 2019
1711-202	A	Proposed Rear and Side Elevation	26 November 2019
1711- 401		Existing Block Plan	25 November 2019
1711- 402		Proposed Block Plan	25 November 2019
1711- 101		Existing Ground and First Floor Plan	25 November 2019
1711- 102		Existing Roof Plan	25 November 2019
1711 - 201	A	Existing Rear and Side Elevations	26 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:**

- 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:**

Mrs Sarah Smith  
12 February 2020