

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

DELEGATED APPLICATION

Application No: 6/2020/0009/HOUSE
Location: Bell Bar Pet Farm, Bell Lane, Brookmans Park, Hatfield, AL9 7AY
Proposal: Erection of two storey front extension, single storey side extension, 3no rear dormers, raising of ridge height and insertion of rooflights
Officer: Mr David Elmore

Recommendation: Granted

6/2020/0009/HOUSE

| Context | |
|--|--|
| Site and Application description | <p>The application site is located to the eastern side of Bell Lane and comprises a detached bungalow with two detached ancillary building, residential curtilage and garden land. The site is located in a rural area and washed over by the Metropolitan Green Belt.</p> <p>Planning permission is sought for the erection of a two storey front extension, single storey side extension, three rear dormers, raising of ridge height and insertion of rooflights.</p> |
| Constraints (as defined within WHDP 2005) | <p>GB - Greenbelt High Pressure Gas Pipeline(BRICKENDON - FINCH LANE) PAR - PARISH (NORTH MYMMS) Wards - Brookmans Park & Little Heath</p> |
| Relevant planning history | <p>Application Number: 6/2018/3189/HOUSE Decision: Granted Decision Date: 21 March 2019 Proposal: Erection of single storey ancillary outbuilding following demolition of existing (part-retrospective)</p> <p>Application Number: S6/1985/0732/OP Decision: Granted Decision Date: 14 February 1986 Proposal: Site for new dwelling</p> <p>Application Number: S6/1986/0011/DE Decision: Refused Decision Date: 14 March 1986 Proposal: Two storey block thirteen flats with parking areas</p> <p>Application Number: S6/1991/0045/FP Decision: Granted Decision Date: 15 March 1991 Proposal: Addition of four velux-type rooflights</p> |

| Consultations | | | |
|---|--|---------|----------|
| Neighbour representations | Support: 0 | Object: | Other: 0 |
| Publicity | Site Notice Display Date: 28 January 2020 Site Notice Expiry Date: 18 February 2020 | | |
| Summary of neighbour responses | One representation has been received from North Mymms District Green Belt Society objecting to the proposal on the grounds that it is overdevelopment in the Green Belt and no very special circumstances have been demonstrated to outweigh the harm to the openness of the Green Belt. | | |
| Consultees and responses | North Mymms Parish Council – Comment that proposal must conform with Green Belt policies Cadent Gas – No objection | | |
| 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 type="checkbox"/> M14 <input checked="" type="checkbox"/> Supplementary Design Guidance (SDG) | | | |
| Main Issues | | | |
| Would the development reflect the character of the area? | | | |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | |
| Would the development reflect the character of the dwelling? | | | |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | |
| <p>Comment: Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 respectively require high quality design in all new development and for proposals to respect and relate to the character and context of their location, maintaining and where possible enhancing the character of the existing area. These policies are expanded upon in the Council's SDG which emphasises that extensions should complement and reflect the design and character of the dwelling and be subordinate in scale.</p> <p>The NPPF in particular advocates high quality design and that permission should be refused for development of poor design which fails to take the opportunities available for improving the character and quality of an area the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.</p> <p>The proposed two storey front extension would extend the depth of the existing gable projection by 2.5 metres. The ridge and eaves height of this projection would be maintained. It is considered that such an extension would respect the design and character of the host dwelling.</p> <p>The proposed single storey extension would be a lean-to conservatory to the side (east) elevation of the dwelling. Its modest scale and design would respect the subject dwelling.</p> <p>The main roof of the dwelling is proposed to be increased in height by 500mm. Such an increase in height would not be excessive. The character of the dwelling would be maintained as a result.</p> <p>In terms of the three proposed dormers, these would be of modest scale and subservient to the roof. The design of the proposed front rooflight and rear rooflight would be acceptable.</p> <p>It is considered that the extensions and enlargements proposed would not overwhelm the subject dwelling and, therefore, be subordinate in scale. There would also be limited to no views of the enlarged dwelling from public viewpoints.</p> <p>Subject to the extensions, roof enlargement, dormers and new windows having external materials matching existing, the development would accord with the above design policies. Matching materials can be secured by planning condition.</p> | | | |

Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)

Yes No

Would the development provide / retain sufficient parking?

Yes No N/A

Green Belt

The application site is washed over by the Metropolitan Green Belt.

Policy GBSP1 requires that the Green Belt is maintained in Welwyn Hatfield as defined in the Proposals Map.

Paragraph 145 of the NPPF outlines that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, apart from a limited number of exceptions. One of these exceptions (engaged in this case), is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. This approach is consistent with Policy RA3 of the District Plan.

The Council's Development Plan and the NPPF do not provide any detailed guidance on how to determine whether an extension is disproportionate. This is, therefore, ultimately a planning judgement of fact and degree, which demands that each proposal is considered in relation to the size and appearance of the original building. The proposed increase in volume, footprint and floor area are commonly used indicators, however, as well as mathematical calculations, the visual impact of the extension has to be considered.

The original building is as existing (save for a single storey lean-to building to the south-east corner of the dwelling).

In spatial terms, the proposed extensions would increase the footprint of the original building by 30% and floor area by 22% which is not considered to be a disproportionate.

Visually, the extensions would sit comfortably alongside the original building, would not dominate the original building, nor would they fundamentally alter its character or appearance. In terms of a qualitative assessment of the proposal in the context of the size and character of the original dwelling and its surroundings, the development is subordinate to the design and scale of the host dwelling.

Taking account of the above, it is considered that in regards to both its size and relationship with the original dwelling, the proposal would not result in disproportionate additions over and above the size of the original building. The proposal would therefore represent appropriate development in the Green Belt. The Courts have held that appropriate development is not harmful to Green Belt openness or the purposes of including land within it.

Conclusion

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

Conditions:

1. The brickwork, roof tile, bond, mortar, windows, detailing, guttering, soffits and other external decorations of the approved development 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, Supplementary Design Guidance 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 |
|--------------------|------------------------|------------------------------------|----------------------|
| Pet/19/P/02 | | Proposed Site Plan | 2 January 2020 |
| Pet/19/P/04 | | Existing First Floor and Roof Plan | 2 January 2020 |
| Pet/19/P/07 | | Proposed First Floor and Roof Plan | 2 January 2020 |
| Pet/19/P/06 | | Proposed Ground Floor Plan | 2 January 2020 |
| Pet/19/P/03 | | Existing Ground Floor Plan | 2 January 2020 |
| Pet/19/P/05 | | Proposed Elevations | 2 January 2020 |
| Pet/19/P/03 | | Existing Elevations | 2 January 2020 |
| Pet/19/P/01 | | Location Plan | 2 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.

Determined By:

Mr Mark Peacock
27 February 2020