

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

DELEGATED APPLICATION

Application No: 6/2020/0577/HOUSE
Location: 2 Waterworks Cottages Northaw Road East Cuffley Potters Bar
 EN6 4RB
Proposal: Erection of storm porch and alterations to front bay windows
Officer: Ms Lucy Hale

Recommendation: Granted

6/2020/0577/HOUSE

Context			
Site and Application description	<p>The application site is located approximately 400 metres to the north-west of Northaw Road East and accessed via a private road which runs parallel to the Hempshill Brook river. The site comprises a two storey semi-detached dwelling, in a pair with 1 Waterworks Cottages, which were originally built for the employees of the Water Authority as part of the adjoining Waterworks complex. The site is located within the Green Belt and Northaw Common Parkland Landscape Character Area.</p> <p>Planning permission is sought for the erection of an oak framed storm porch with a pitched roof and alterations to front bay windows with clay plain tile pitched roofs, fenestration detailing and siting of one of the bays to the west. The materials would match the existing dwelling. Changes are proposed to the fenestration detailing of the dwelling, however these alterations are not subject to planning permission.</p>		
Constraints (as defined within WHDP 2005)	GB - Greenbelt LCA - Landscape Character Area (Northaw Common Parkland) PAR - PARISH (NORTHAW AND CUFFLEY) Wards - Northaw & Cuffley - Distance MR - Main River - Distance: 4.15		
Relevant planning history	<p>Application Number: 6/2020/0183/LAWP Decision: Granted Decision Date: 01 April 2020 Proposal: Certificate of lawfulness for the installation of 1 x dormer with Juliet balcony and 3 x roof-lights</p> <p>Application Number: S6/1990/0620/FP Decision: Granted Decision Date: 28 September 1990 Proposal: Two storey side extension; single storey rear extension</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0

Publicity	Site Notice Display Date: 11 March 2020 Site Notice Expiry Date: 1 April 2020
Summary of neighbour responses	Neighbour letters
Consultees and responses	None
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: RA3 Draft Local Plan Proposed Submission August 2016: SP3, SP9, SP25, SADM11, SADM12, SADM34	
Main Issues	
Green Belt	
The proposal would not result in an increase in floor area or footprint to the original dwelling and the scale of the development relating to the alterations to the existing front bay windows and an open oak storm porch are not considered to amount to a disproportionate addition over and above the size of the original dwelling. As such, the proposal would not represent inappropriate development in the Green Belt.	
Would the development reflect the character of the area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment (if applicable):	
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):	
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):	
Would the development provide / retain sufficient parking?	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Comment (if applicable):	
Conclusion	
The proposed development would comply with all relevant local and national planning policy.	

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
12537-P009-1st		Proposed Plans and Location Plans	28 February 2020

12537-S002- Existing Plans and Elevations 28 February 2020
B

12537-S001- Existing Floor Plans 28 February 2020
A

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.

Determined By:

Mr Mark Peacock
24 April 2020