

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

**DELEGATED APPLICATION**

**Application No:** 6/2020/0641/HOUSE  
**Location:** 4 Plough Hill Cuffley Potters Bar EN6 4DR  
**Proposal:** Erection of single storey rear extension, crown roof extension and conversion of loft with front, side and rear dormers and rear terrace  
**Officer:** Ms Lucy Hale

**Recommendation:** Granted

6/2020/0641/HOUSE

<b>Context</b>			
<b>Site and Application description</b>	<p>The application site is located on the east side of Plough Hill and comprises a detached 'L' shaped bungalow with front and rear gardens. Planning permission is sought for the erection of a rear extension to infill the 'L' shape with a crown roof, conversion of loft to habitable space with side and rear dormers and front roof lights and a rear terrace. Minor amendments received during the course of the application include:</p> <ul style="list-style-type: none"> <li>• Terrace screens</li> <li>• Alteration to rear openings</li> <li>• On-site parking provision</li> </ul>		
<b>Constraints (as defined within WHDP 2005)</b>	PAR - PARISH (NORTHAW AND CUFFLEY) Wards - Northaw & Cuffley		
<b>Relevant planning history</b>	None		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 2	Object: 0	Other: 0
<b>Publicity</b>	Neighbour letters		
<b>Summary of neighbour responses</b>	Nos 2 and 6 Plough Hill have raised no objections to the proposal		
<b>Consultees and responses</b>	None		
<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 Draft Local Plan Proposed Submission August 2016: 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			

<p><b>Would the significance of the designated heritage asset be preserved or enhanced?</b></p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p><b>Comment</b> (if applicable):</p>
<p><b>Would the development reflect the character of the area?</b></p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>Comment</b> (if applicable):</p> <p>The proposal seeks to infill an area to the rear of the 'L' shaped bungalow with a crown roof extension which would continue the height of the lower pitch to the ridge height of the dwelling. The extension would appear subordinate in scale the existing dwelling. In regard to appearance, the extension would be constructed of matching materials and the crown roof has been designed with the flat roof is set below the surrounding ridge tile to ensure high quality design. Two dormers are proposed on each flank elevation and on the rear elevation. The dormers would be contained within the roof slope, set down from the ridge height and would appear subservient to the roof. The fenestration detailing would be in proportion to the windows at ground floor. In addition, the front roof lights would have an acceptable impact on the character of the streetscene.</p> <p>Overall, it is considered that the proposal would respect and relate to the character and appearance of the dwelling and streetscene.</p>
<p><b>Would the development reflect the character of the dwelling?</b></p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p><b>Comment</b> (if applicable): See above.</p>
<p><b>Would the development maintain the amenity of adjoining occupiers?</b> (e.g. privacy, outlook, light etc.)</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p><b>Comment</b> (if applicable):</p> <p>The neighbouring occupiers include Nos 2 and 6 Plough Hill. Both neighbouring occupiers have confirmed they have no objections to the proposal.</p> <p>As a result of the scale, siting and separation distance of the extension to habitable windows of neighbouring properties it is not considered that there would be a detrimental loss of light or outlook.</p> <p>In regard to privacy, a number of side facing dormer windows are proposed which are annotated on the submitted drawings as non-opening and obscure glazed below 1.7m the floor level of the rooms they serve. It would be reasonable to condition these windows are retained in that form thereafter to preserve the privacy of neighbouring occupiers. Where there are side facing windows to be obscure and non-opening below 1.7m, the bedrooms are served by an additional glazed windows on the front and rear of the property to ensure the living conditions of the future occupiers are acceptable.</p> <p>In addition, due to the nature of the sloping land of the site, during the course of the application the drawings have been amended to include obscure screens of no less than 1.7m in height on each side of the terrace to ensure there is no additional overlooking into habitable windows and private amenity space. It would be reasonable to condition these screens are retained in that form thereafter.</p>
<p><b>Would the development provide / retain sufficient parking?</b></p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p><b>Comment</b> (if applicable):</p> <p>The existing 3-bedroom bungalow would be increased to a 5-bedroom dwelling. In line with the Council's SPG, the property should provide 3 spaces. The Council's interim Policy for Car Parking Standards states that parking provision will be assessed on a case by case basis and the existing maximum parking standards within the SPG should be taken as guidance only.</p> <p>There are two car parking spaces demonstrated on the proposed block plan to serve the family dwelling. The frontage could be paved and accommodate an additional space to meet this requirement or alternatively, this section of Plough Hill is not controlled by a permit scheme or</p>

parking restrictions during particular times which would allow for the parking of a car on street should this be necessary. In this context, it is considered that two on site car parking spaces is adequate to serve the family dwelling and it is not considered necessary to condition an additional space be implemented on site.

### **Any other issues**

#### Covid-19

A site visit has not been undertaken in the interest of social distancing and slowing the spread of COVID-19. In this case, photographs of the site were requested from the applicant to assist with the officer's assessment of the proposal. Given the limited scale of the development, together with the confirmation of no objection received from the occupiers either side of the site, it is considered that no third parties would be disadvantaged by determining the application.

### **Conclusion**

The proposed development has been considered against all relevant national and local planning polices and has been found to be acceptable.

### **Conditions:**

1. The approved painted render dormer cheeks must match the existing dwelling in relation to colour.

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.

2. Any upper floor window located in a wall or roof slope forming a side elevation of the dwelling 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.

3. Prior to the use of the terrace for the enjoyment of the occupiers, the proposed 1.7m high obscure glazed screens on drawing number P1297/12/F must be provided 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**

4. 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>
P1297/11/E		Proposed Floor Plans	1 May 2020
P1297/12/F		Proposed Elevations	1 May 2020

P1297/13	Proposed Sections	6 March 2020
P1297/14/A	Block Plan	1 May 2020
S1297/01	Existing Floor Plans	6 March 2020
S1297/02	Existing Elevations	6 March 2020
S1297/03	Existing Sections	6 March 2020
S1297/10	Site Location Plan	6 March 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. 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  
15 May 2020