

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

DELEGATED APPLICATION

Application No: 6/2020/1684/HOUSE
Location: Bell Bar Pet Farm, Bell Lane, Brookmans Park, Hatfield, AL9 7AY
Proposal: Erection of two storey front extension, single storey side extension and three rear dormer windows; increase in ridge height, insertion of rooflights and alterations to openings
Officer: Mr David Elmore

Recommendation: Granted

6/2020/1684/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 single storey and two storey front extension, single storey side extension and three rear dormer windows; increase in ridge height, insertion of rooflights and alterations to openings.</p> <p>Planning permission was recently granted under application number 6/2020/0009/HOUSE for the erection of a two storey front extension, single storey side extension, three rear dormers, raising of ridge height and insertion of rooflights. The proposal is similar to this permission but includes a front porch, increase in height of the three rear dormers with a Juliet balcony to each and alterations to window and door openings.</p>
Constraints (as defined within WHDP 2005)	<p>GB - Greenbelt - Distance: 0 PAR - PARISH (HATFIELD) - Distance: 166.98 PAR - PARISH (NORTH MYMMS) - Distance: 0 Wards - Welham Green & South Hatfield - Distance: 5.84 Wards - Brookmans Park & Little Heath - Distance: 0 GAS - High Pressure Gas Pipeline (BRICKENDON - FINCH LANE) - Distance: 0</p>
Relevant planning history	<p>Application Number: 6/2020/0009/HOUSE Decision: Granted Decision Date: 27 February 2020 Proposal: Erection of two storey front extension, single storey side extension, 3no rear dormers, raising of ridge height and insertion of rooflights</p> <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: S6/1991/0045/FP Decision: Granted</p>

	Decision Date: 15 March 1991 Proposal: Addition of four velux-type rooflights Application Number: S6/1985/0732/OP Decision: Granted Decision Date: 14 February 1986 Proposal: Site for new dwelling		
Consultations			
Neighbour representations	Support: 0	Object: 1	Other: 0
Publicity	Site Notice Display Date: 28 August 2020 Site Notice Expiry Date: 19 September 2020 Neighbour letters sent		
Summary of neighbour responses	North Mymms District Green Belt Society – Comment: This site has already been extensively developed 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: This should comply with green belt policies and no special circumstances have been shown		
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 <input type="checkbox"/> Supplementary Parking Guidance <input type="checkbox"/> Interim Policy for car parking and garage sizes Others: Policies RA3 and RA10 of the District Plan			
Main Issues			
Would the development reflect the character of the area?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment: Subject to external materials of the proposed extensions and alterations matching the existing dwelling. This can be secured through planning condition.			
Would the development reflect the character of the dwelling?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment: Subject to external materials of the proposed extensions and alterations matching the existing dwelling			
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Would the development provide / retain sufficient parking?			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			
Other considerations			
<u>Green Belt</u> 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).

The proposed extensions would increase the footprint of the original building by 33% and floor area by 24% which is not considered to be a disproportionate in spatial terms.

Visually, the extensions and enlargements 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 extensions and alterations 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.

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/01		Location Plan	13 July 2020
Pet/20/P/07		Proposed First Floor Plan and Roof Plan	13 July 2020
Pet/20/P/06		Proposed Ground Floor Plan	13 July 2020

Pet/20/P/08A	Proposed Elevations	24 July 2020
Pet/20/P/02	Proposed Site Plan	28 July 2020
Pet/19/P/03	Existing Ground Floor Plan	28 July 2020
Pet/19/P/04	Existing First Floor Plan and Roof Plan	28 July 2020
Pet/19/P/05	Existing Elevations	21 September 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. In addition, and separate to your planning permission, for the majority of schemes, you are required by law to appoint a building regulator who will inspect your property at various stages during the course of your building project. This is to ensure it is compliant with the Building Regulations and the Building Act 1984.

The checks the building regulator will carry out include, but are not limited to, the structure, foundations, fire precautions and escape routes, electrical and plumbing compliance and other issues such as drainage and insulation. The objective of these checks is to ensure that your building is safe to live in, accessible and environmentally sustainable.

Once all build stages are checked and the works are finished, a Completion Certificate is issued confirming that these objectives have been met. You will also need the Completion Certificate, should you sell the property, as it will confirm to future owners that the work has been carried out in compliance with the Regulations.

As the owner of the property, you are responsible for Building Regulations compliance so we would urge you to decide which regulator to use, as opposed to leaving your builder or architect to make the choice. This is so that you can be sure the building regulator is truly independent and working to protect you from any breach or omission during the works.

Hertfordshire Building Control Limited are a Company wholly owned by eight local

authorities in Hertfordshire including Welwyn Hatfield Borough Council. Please contact them on 01438 879990 or at buildingcontrol@hertfordshirebc.co.uk to discuss the process and all that is involved. Or alternatively refer to the Homeowner Information section on their website at www.hertfordshirebc.co.uk

Determined By:

Mark Peacock
21 September 2020