

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

DELEGATED APPLICATION

Application No: 6/2020/1745/HOUSE
Location: 6 Hill Rise Cuffley Potters Bar EN6 4EE
Proposal: Erection of first floor front extension, alteration of roof form into crown roof, part single part two storey rear extension, alteration of fenestration and insertion of first floor side windows into the western flank elevation wall.
Officer: Mr Antoine Commenville

Recommendation: Granted

6/2020/1745/HOUSE

Context	
Site and Application description	<p>No. 6 Hill Rise is a detached chalet-style dwelling situated within an established residential area in Cuffley.</p> <p>Hill Rise comprises both large detached two storey dwellings and chalet-style dwellings of varying style, all set within generously sized plots. This part of Hill Rise slopes upward from north-west to south-east and the disposition of building heights respects this natural gradient of the land.</p> <p>Planning permission is sought for the erection of first floor front extension, alteration of roof form into crown roof, part single part two storey rear extension, alteration of fenestration and insertion of first floor side windows into the western flank elevation wall.</p>
Constraints (as defined within WHDP 2005)	<p>PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0 Wards - Northaw & Cuffley - Distance: 0 A4D - ARTICLE 4 DIRECTION - Distance: 0</p>
Relevant planning history	<p>Application Number: E6/1973/2981/ Decision: Granted Decision Date: 27 July 1973 Proposal: Two storey rear extension and additional access</p> <p>Application Number: S6/2002/0470/FP Decision: Granted Decision Date: 15 April 2003 Proposal: Partial demolition of existing dwelling and erection of two detached dwellings</p> <p>Application Number: 6/2016/0463/HOUSE Decision: Granted Decision Date: 25 May 2016 Proposal: Erection of single storey rear extension</p>

Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 1
Publicity	Neighbour notification letters Site Notice Display Date: 28 July 2020 Site Notice Expiry Date: 18 August 2020		
Summary of neighbour responses	One letter of representation has been received raising no objections to this proposal.		
Consultees and responses	No representations have been received.		
Relevant Policies			
<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: D8 & Draft Local Plan Proposed Submission August 2016: SP9, SADM11, SADM12			
Main Issues			
Is the development within a conservation area?			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Would the significance of the designated heritage asset be preserved or enhanced?			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			
Comment (if applicable):			
Would the development reflect the character of the dwelling and the area?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Comment (if applicable): The street scene and surrounding area is residential in character.			
<p>With regard to the scale of the proposal, whilst the bulk and massing would increase, the resultant dwelling would respect the spacing in the street and would not appear cramped within its plot or appear unduly dominant within the street. The proposed first floor front and part single part two storey rear extensions are considered to be in keeping with the existing dwelling.</p> <p>In terms of style and design, the proposed dwelling would feature a crown roof hipped on all sides. Crown roofs are a feature of a number of dwellings in the area. This roof form therefore represent an acceptable form of development in this location. Notwithstanding this, in terms of visual amenity and quality of design, some crown roofs are not attractively designed and can significantly detract from the appearance of a dwelling and the overall character of the area. It is therefore considered reasonable to attach a planning condition requiring a cross-section drawing to be submitted to and approved in writing by the Local Planning Authority. Provided that the flat roof is stepped down and concealed behind the surrounding pitched roof, its impact in terms of visual amenity would be limited.</p> <p>Subject to a condition being imposed which would require that the development is constructed with matching materials to the existing dwelling, it is considered that the proposal is acceptable and it complies Policies D1 and D2, of the District Plan, the Supplementary Design Guidance and the NPPF.</p>			
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): A first floor flank window is proposed to be inserted within the western			

flank elevation wall at first floor level and facing No.8. It is considered reasonable to add a condition for this window to be obscure glazed and non-opening below a height of 1.7 metres when measured from internal floor level to ensure that the windows would not result in any overlooking or a loss of privacy to No.8. However, this window is the only window serving this bedroom which is not ideal. However, this would be the only bedroom out of 4 proposed bedrooms to be served with obscured glazing only and it is therefore considered to be acceptable.

An amended drawing has been sent during the course of the application showing a screening between the proposed rear patio and No.8 rear garden. It would be reasonable to condition this fencing is retained in order to protect the residential amenity of the adjoining occupiers.

In summary, it is not considered that the proposal would have an unreasonable impact on light amenity or the level of privacy afforded to the neighbouring occupiers and would not appear visually overbearing by virtue of design. Overall it is considered that the living conditions of the adjoining occupiers would be maintained to an acceptable level in accordance with Policy D1 of the District Plan 2005; the Supplementary Design Guidance 2005; Policy SADM11 of the Emerging Local Plan and the National Planning Policy Framework.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable): The application site is located within parking standard zone 4. It is understood from the plan that the dwellinghouse would have its number of bedrooms increased from 3 to 5. The car parking standards for a four bedroom dwelling located in zone 4 is 3 car parking spaces. However, the front driveway can accommodate at least no. 3 parking spaces and therefore no objections are raised.

Any other issues	None.
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Conclusion

Subject to the suggested planning conditions, the proposed development would accord with 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 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.

2. The proposed screening to the shared boundary with No.8 and along the proposed patio shown on drawings 030/20 Rev 4A shall be implemented 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, Policy SADM11 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August and the NPPF.

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

4. No development above ground level shall take place until details of the proposed crown roof, including a cross-section drawing, is submitted to and approved in writing, by the Local Planning Authority. Subsequently the development must not be carried out other than in accordance with the approved details.

REASON: The proposal contains insufficient information in regards to the detailed design of the roof and this is required in the interests of quality of design and visual amenity in accordance with the National Planning Policy Framework and Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.

DRAWING NUMBERS

5. 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
030/02 1		Site Plan	15 July 2020
030/20 4	4A	Proposed Layout, Elevations and Section	21 September 2020
030/20 2		Block Plan	15 July 2020
030/20 3		Existing Layout, Elevations and Section	15 July 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. 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.
4. 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:

Mr Mark Peacock
21 September 2020