

DRAFT REPORT

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

DELEGATED APPLICATION

Application No: 6/2021/0296/HOUSE
Location: 48 Theobalds Road Cuffley Potters Bar EN6 4HL
Proposal: Erection of single storey rear extension, construction of flat roof with 1 x skylight, conversion of garage to form home office/study
Officer: Ms Kelsey Collins

Recommendation: Granted

6/2021/0296/HOUSE

Context			
Site and Application description	<p>The site consist of a hipped roof white render bungalow, set back from the highway with a paved parking area to the front and a single garage to the side. The rear of the site has a reasonable sized garden.</p> <p>Planning permission is sought for the erection of single storey rear extension, construction of flat roof with 1 x skylight, and the conversion of garage to form home office/study</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: S6/1987/0256/FP Decision: Granted Decision Date: 13 July 1987 Proposal: Single storey rear extension and single storey side extension to form garage</p> <p>Application Number: S6/1991/0290/FP Decision: Granted Decision Date: 20 May 1991 Proposal: Single storey side and rear extensions and conversion of rear of garage to living accommodation</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour letters		
Summary of neighbour responses	None received		
Consultees and	None received		

responses	
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	
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 area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Comment (if applicable):	
<p>The proposal will extend 1.4m from the rear of the host dwelling squaring of the rear west elevation of the property, extending to the height of the existing roof but the existing hipped roof will be replaced with a flat roof with a roof lantern over. It is considered the proposed design will integrate with the host dwelling, and due to its location would not visible within the street scene. The proposal will be in render to match the front of the dwelling, the area is prominently rendered bungalows therefore the materials are considered acceptable.</p> <p>In terms of appearance the garage door will be replaced with a window, to create a home office, the garage is set back considerable from the principal elevation and is not a prominent feature within the street scene. There would therefore be no detrimental impact on the character and appearance of the property or the wider area.</p> <p>It is considered that the proposal is of an acceptable design and appearance and accords with Policy D1 and D2 of the Welwyn Hatfield District Plan and Supplementary Design Guidance.</p>	
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): See above	
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):	
<p>The proposal will be screened by the host dwelling from the attached neighbouring property No.46 Theobalds Road. The proposal would be partially visible to the neighbouring property to the south No.50 Theobalds Road but due to the scale of the development and that no flank windows are proposed, it is not considered to have any adverse impact on this property. Owing to the separation distance and boundary treatment to the rear, it is not considered the proposal would create any adverse impact on the residential amenity of these properties in terms of overlooking or loss of privacy.</p> <p>Overall, it is considered that the scale, design and orientation of the proposed development would have a minimal impact on the residential amenity of the adjoining neighbouring properties and is considered acceptable.</p>	
Would the development provide / retain sufficient parking?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Comment (if applicable):	

The proposal does not increase the amount of bedrooms and so parking is not a consideration for this application. Although the garage would be converted to a habitable room, the site has a large paved parking area to the front, and therefore sufficient onsite parking is provided.

Conclusion

The design and appearance of the proposed development is acceptable and would not lead to any unacceptable impacts on the character of the existing dwelling, local area and adjacent residential amenity. The proposed development would be in accordance with the aims and objectives of the National Planning Policy Framework, Policy D1 and D2 of the Welwyn Hatfield District Plan and Supplementary Design Guidance.

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
Location Plan		Location Plan	16 March 2021
NNTPSE03		Proposed Side Elevations	16 March 2021
NNTSE04		Existing Side Elevations	16 March 2021
NNEPRE05		Proposed Rear Elevations	16 March 2021
NNTPP01		Proposed Floor Plan	16 March 2021
NNTEP02		Existing Floor Plan	16 March 2021
NNTPSE08		Proposed Side Elevations	16 March 2021
NNTSE07		Existing Side Elevations	16 March 2021
BP		Proposed Block Plan	1 April 2021
NNTEFE09		Existing Front Elevation	6 April 2021
NNTPFE010		Proposed Front Elevation	6 April 2021
NNTERE06	1	Existing Rear Elevations	7 April 2021
Block Plan		Block Plan	1 February 2021

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

Conditions:

DRAWING NUMBERS

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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. 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.
2. 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.

3. 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.
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