

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

DELEGATED APPLICATION

Application No: 6/2021/1453/HOUSE
Location: 35 Northaw Road East Cuffley Potters Bar EN6 4LU
Proposal: Erection of a single storey side extension, insertion of new windows/doors on side and rear elevation and rear rooflight following the demolition of the side garage
Officer: Ms Emily Stainer

Recommendation: Granted

6/2021/1453/HOUSE

Context	
Site and Application description	<p>The application dwelling is a detached property located on the east side of Northaw Road East in Cuffley. Planning permission is sought for the demolition of the side garage and the erection of a single storey side extension and insertion of a new window on the side elevation, windows on the rear elevation and a rooflight in the rear extension.</p> <p>A site visit was not made by the case officer due to the restrictions in place as a result of the Coronavirus pandemic (COVID-19). However, a suitable level of information has been acquired in which to make a full and thorough assessment by use of the case officer's photographs taken from the streetscene under a previous application earlier in the year and photographs provided by the applicant under that application. The specific merits of this case means that a full and complete assessment can be made in respect of this particular application.</p>
Constraints (as defined within WHDP 2005)	<p>PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0</p> <p>Wards - Northaw & Cuffley - Distance: 0</p> <p>A4D - ARTICLE 4 DIRECTION - Distance: 0</p>
Relevant planning history	<p>Application Number: S6/1975/0142/ Decision: Refused Decision Date: 07 May 1975 Proposal: Loft conversion</p> <p>Application Number: S6/2004/0848/FP Decision: Refused Decision Date: 06 September 2004 Proposal: Change of use from residential dwellinghouse, to part day nursery part residential dwelling</p> <p>Application Number: 6/2021/0631/PN27 Decision: Prior Approval Required and Granted Decision Date: 21 April 2021 Proposal: Prior approval for the construction of an additional storey to facilitate the enlargement of the dwellinghouse to a maximum of approximately 9.607m in height</p>

Consultations			
Neighbour representations	Support: 0	Object: 1	Other: 0
Publicity	Neighbour notification letters		
Summary of neighbour responses	40 Theobalds Road - It is with regret that I will have to object to this application, as the previous planning application is still under review. The number is 6/2020/0631/PN27 and the case officer has not got back to us with the information that is needed for this application to go ahead, and now there is another application being submitted, This property is a bungalow and needs to remain that way, the surrounding properties are all the same.		
Consultees and responses	Northaw & Cuffley Parish Council – No response.		
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 Draft Local Plan Proposed Submission 2016: SP1, SP9, SADM11			
Main Issues			
Is the development within a conservation area?			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Would the development reflect the character of the area?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Comment (if applicable):			
<p>The proposed single storey side extension would replace an existing garage and car port which is finished with a mono-pitched roof, however it would extend the full depth of the existing property. It would also project by approximately 1.6m to the side. It would remain subordinate by virtue of its lower ridgeline and would integrate well with the design of the existing dwelling due to its hipped roof and continuation of the eaves. Whilst a small section of flat roof would also be required to facilitate the extension, in this case it is not considered to be detrimental to the character of the property or surrounding area. The proposed windows and doors are also of an acceptable design. The proposed materials would also match existing.</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):			
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>One neighbour objection has been received, however this relates to a separate application which was submitted by the applicant earlier in the year. Each application must be determined on its own merits and as the comment does not relate to this proposal it is not appropriate to discuss it within this report.</p> <p>As all of the proposed windows under this application are at ground floor level, they will not result in any undue overlooking. The proposed side extension would still maintain an appropriate separation distance from 37 Northaw Road East too, preventing it from appearing over dominant or resulting in a significant loss of light.</p>			

With regard to future occupiers, the location of bedroom 2 would be moved within the dwelling. The new window which would serve this bedroom would face the flank wall of 33 Northaw Road East, which is not normally reflective of a good outlook for the occupants of that room. In this case however, it is acknowledged that bedroom 2 as it currently exists already faces the flank wall of the neighbour on the opposite side. For that reason it would not be reasonable to refuse the application on the grounds of an unsuitable outlook.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable):

Saved Policy M14 of the Welwyn Hatfield District Plan 2005 and the Parking Standard Supplementary Planning Guidance (SPG 2004) use maximum parking standards that are not consistent with the NPPF and are, therefore, not afforded significant weight. In light of this situation the Council has produced an Interim Policy for Car Parking Standards and Garage Sizes (2014) that states that parking provision will be assessed on a case by case basis and the existing maximum standards within the SPG should be taken as guidance only.

The proposal would involve the demolition of the existing garage, which may result in a loss of a parking space. Whilst this may be the case, the internal alterations to the property will reduce the number of bedrooms at the dwelling from three to two. The requirement in the SPG for a 2-bedroom dwelling in parking zone 4 is 1.5 spaces per dwelling. The existing frontage has a driveway where it would be possible for 2 vehicles to park, therefore there are no objections raised.

Any other issues | None

Conclusion

The proposal would be in accordance with the relevant national and local planning policies.

DRAWING NUMBERS

1. 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
A101		Block Plans	10 May 2021
A100		Location and Site Plans	10 May 2021
A102	.	Existing floor plans	11 May 2021
A105	.	Proposed floor plans	11 May 2021
A103		Existing roof and section	11 May 2021
A104		Existing elevations	11 May 2021
A106		Proposed section and side elevation	11 May 2021
A107		Proposed elevations	11 May 2021

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.
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. 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.
5. 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
5 July 2021