

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

**DELEGATED APPLICATION**

**Application No:** 6/2021/1770/HOUSE  
**Location:** Fox Meadow 40 Firs Wood Close Northaw Potters Bar EN6 4BY  
**Proposal:** Erection of single storey side extension to existing main dwelling and a single storey rear extension to existing detached garage, including the insertion of front and rear facing roof lights to existing garage roof.  
**Officer:** Mr Raymond Lee

**Recommendation:** Granted

6/2021/1770/HOUSE

<b>Context</b>	
<b>Site and Application description</b>	<p>The application site comprises of a large detached two storey dwelling with detached double garage located on the north side of Firs Wood Close, a cul-de-sac road accessed from Coopers Lane Road. The application dwelling is one of four individually designed detached properties on the northern side of the close. The building is set within a spacious plot and benefits from a paddock to the north east. The wider character of the area is semi-rural featuring areas of woodland and fields and paddocks.</p> <p>The application seeks planning permission for the erection of single storey side extension to existing main dwelling and a single storey rear extension to existing detached garage, including the insertion of front and rear facing roof lights to existing garage roof.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<p>GB - Greenbelt - Distance: 0            LCA - Landscape Character Area (Northaw Common Parkland) - Distance: 0            PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0            ROW - BRIDLEWAY (NORTHAW 010) - Distance: 9.57            Wards - Northaw &amp; Cuffley - Distance: 0            A4D - ARTICLE 4 DIRECTION - Distance: 0            HPGU - The Hook - Distance: 0</p>
<b>Relevant planning history</b>	<p>Application Number: S6/1987/0171/FP            Decision: Approval Subject to s106            Decision Date: 31 October 1987            Proposal: Change of use of existing racing association headquarters to residential comprising conversion and extensions to form 38 dwellings with associated car parking and access, and erection of one detached house with garage at Hook Kennels, Northaw, Herts.</p> <p>Application Number: S6/1993/0837/FP            Decision: Granted            Decision Date: 14 April 1994            Proposal: Erection of one detached dwelling house (revision to permission granted under S6/0171/87)</p>

	Application Number: S6/2010/1706/FP Decision: Granted Decision Date: 14 October 2010 Proposal: Erection of single storey rear extension		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Site Notice Display Date: 28 June 2021 Site Notice Expiry Date: 19 July 2021 Neighbour notification letters.		
<b>Summary of neighbour responses</b>	None received.		
<b>Consultees and responses</b>	The Gardens Trust – No comment. Northaw & Cuffley Parish Council – None received. HCC - Rights of Way (South) – None received. The Ramblers' Association – None received.		
<b>Relevant Policies</b>			
<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 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: RA3  <u>Emerging Local Plan Proposed Submission 2016</u> SP1 Delivering Sustainable Development SP3 Settlement Strategy and Green Belt Boundaries SP9 Place Making and High Quality Design SADM11 Amenity and Layout SADM12 Parking, Servicing and Refuse SADM34 Development within the Green Belt			
<b>Main Issues</b>			
<b>Green Belt</b>	<p>The application site is located within the Metropolitan Green Belt as defined by Local Plan Policy GBSP1. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Paragraph 147 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 states that substantial weight should be given to any harm in the Green Belt and that “very special circumstances” will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.</p> <p>Policy RA3 of the Welwyn Hatfield District Plan 2005 and Policy SADM34 of the Council's Emerging Local Plan (2016), which echoes Green Belt policy in the NPPF, is also applicable. This states within the Green Belt, planning permission will be granted for development in accordance with national policy subject to the development, either individually or cumulatively, not resulting in</p>		

disproportionate additions over and above the size of the original building in terms of bulk, scale, height or massing and the degree to which the development would be consistent with the general pattern of development and character of the area and its prominence within the landscape.

*Appropriateness*

Paragraph 149(c) of the NPPF states that a local planning authority should regard the construction of extensions as being acceptable as long as they are proportionate to the original building. As a consequence, it is considered that the relevant exception in this particular 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.'*

The NPPF defines "original building" as a building as it existed in July 1948 or, if constructed after that date, as it was originally built. Neither the District Plan nor NPPF 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 floorspace are commonly used indicators, however, as well as mathematical calculations, the visual impact of the extension has to be considered.

Whilst the applicant has not submitted full floorplans of the property, the Council's records demonstrate that the original dwellinghouse had a floorspace of approximately 290sqm. The previous additions to the property involved a single storey side extension and single storey rear extension which resulted in an increase in the footprint and floorspace of the original property by approximately 11sqm (3.8%) and 45sqm (15.5%) respectively. The development currently proposed would have a footprint and floorspace of approximately 21.4sqm. Therefore the proposed development together with previous extensions at the property result in an increase of approximately 26.7% to the footprint of the property. In quantitative terms, this is not considered to represent a disproportionate increase to the size of the original property and is therefore appropriate development

However, the NPPF does not limit the concept of proportionality to a mathematic assessment alone and an overall assessment of proportionality includes a qualitative assessment too. In qualitative terms, the proposed development would extend at the side of the property at single storey level and designed with a matching hipped roof form. Similarly, the proposed extension to the garage would appear modest in scale and appearance, utilising a sympathetic roof design. In comparison to the host building, the development would result in only a minor increase to the size and scale of the existing dwelling. This therefore further reinforces that the development is appropriate. Additionally, given the limited views of the development, it would not have an adverse visual impact on the character, appearance and pattern of development of the surrounding countryside.

As such, the proposal is considered to be appropriate development in the Green Belt and compliant with the NPPF, Policy RA3 (i) of the District Plan and Policy SADM34 Emerging Local Plan.

<p><b>Design (form, size, scale, siting) and Character (appearance within the streetscene)</b></p>	<p>Local Plan Policies D1 and D2 aim to ensure a high quality of design and to ensure that development respects and relates to the character and context of the locality, maintaining and where possible enhancing the character of the existing area. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG) which requires the impact of a development to be assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing building and area. These objectives are broadly consistent with the Council's Emerging Local Plan 2016 and the aims of the NPPF which considers that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve.</p> <p>The proposed side extension, being single storey in height with a hipped roof that follows the form of the existing side projection, is modest in appearance, and would be suitably subordinate in scale to the main dwelling. In addition, the application form suggests that the proposed extension would be finished in materials to match the existing dwelling which could be appropriately secured via condition and the fenestration detailing would reflect those on the existing dwelling. In terms of the impact on the character of the surrounding area, the proposed side extension would be visible from the street however given its sympathetic design it would have minimal impact upon the character of the area.</p> <p>With respect to the proposed extension to the rear of the existing garage, this would measure approximately 5.9m in depth, 2.8m in width and 3.9m in height (2.1m to eaves). The applicant has confirmed via email that the proposed use of the garage extension will be as a workshop which would be considered incidental to the main dwelling. Whilst the resultant form of the garage is not entirely in keeping with the original dwelling, it would be of modest height and scale, and a sympathetic roof form is proposed. Furthermore, it will be finished in materials to match the existing building. Therefore, subject to a matching materials condition, it would on balance adequately respect the host dwelling. In terms of the impact on the character of the surrounding area, due to its proposed rearward location and recessive height, the proposed extension would be largely concealed behind the existing garage. The site also benefits from generous frontage which can accommodate the development comfortably without appearing cramped or appearing unduly dominant. As such it would not result in detrimental harm to the character and appearance of the street scene.</p> <p>Overall the proposed development would be not be excessive in size and would represent a suitably appropriate design to the existing building and others in the area, in accordance to the NPPF and Policies D1 and D2 of the District Plan which attach great importance to the design of the built environment and the SDG which seeks a design led approach to development.</p>
<p><b>Impact on neighbours</b></p>	<p>No neighbour objections have been received. As a result of the height, scale and separation distance of the proposed extensions to habitable windows of adjoining properties, it is not considered that the proposed development would result in a detrimental impact on the living conditions of neighbouring occupiers in terms of loss of light, outlook and privacy. The living conditions of the adjoining occupiers would therefore be maintained to an acceptable level in accordance Policy D1 Welwyn Hatfield District Plan 2005, SADM11 of the Emerging Local Plan and Supplementary Design Guidance 2005.</p>

<b>Access, car parking and highway considerations</b>	The application property comprises of a four bedroom dwelling and the proposed development would benefit from more than three car parking spaces. As such, there is no objection to this proposal on parking grounds.
<b>Landscaping Issues</b>	No identified landscape issues.
<b>Conclusion</b>	
Having regard to the above, subject to the suggested condition, the proposed development would accord with all relevant local and national planning policies. It is therefore recommended that permission be granted.	

**Conditions:**

1. The brickwork, roof tile, bond, mortar, windows, detailing, guttering, soffits and other external decorations of the approved extensions 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.

**DRAWING NUMBERS**

2. 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>
5278-OS2		Block plan	7 June 2021
5278-OS1		Location plan	7 June 2021
5278-E01	A	Existing plans	8 June 2021
5278-P01	C	Proposed plans	8 June 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. 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](mailto: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](http://www.hertfordshirebc.co.uk)

**Determined By:**

Mr Mark Peacock  
3 August 2021