WELWYN HATFIELD BOROUGH COUNCIL

EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE

DELEGATED APPLICATION

**Application No:** 6/2021/2008/HOUSE

**Location:** 29 Northaw Road East Cuffley Potters Bar EN6 4LU

**Proposal:** 900 mm extension to existing rear balcony with steel supports

**Officer:** Ms Kelsey Collins

# **Recommendation:** Granted

6/2021/2008/HOUSE

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| --- | --- | --- | --- | --- | --- |
| **Context** | | | | | |
| **Site and Application description** | The site consists of a pitched roof detached bungalow, with single flat roof garage to the side. The dwelling is set back from the highway with an open grass frontage leading to the footpath and a paved parking area directly to the front of the dwelling.  Permission is sought to extend the existing rear balcony by 0.9m and include new balustrade and steel supports. | | | | |
| **Constraints (as defined within WHDP 2005)** | PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0  Wards - Northaw & Cuffley - Distance: 0  A4D - ARTICLE 4 DIRECTION - Distance: 0 | | | | |
| **Relevant planning history** | Application Number: S6/1992/0067/FP  Decision: Granted  Decision Date: 02 March 1992  Proposal: Single storey rear extension incorporating loft conversion and balcony  Application Number: 6/2021/1909/HOUSE  Decision: Granted  Decision Date: 13 August 2021  Proposal: Conversion of garage to kitchen with alterations to walls and roof | | | | |
| **Consultations** | | | | | |
| **Neighbour representations** | | Support: 0 | | Object: 0 | Other: 0 |
| **Publicity** | | | Neighbour letters | | |
| **Summary of neighbour responses** | | | None received | | |
| **Consultees and responses** | | | None received | | |
| **Relevant Policies** | | | | | |
| NPPF  D1  D2  GBSP1  GBSP2  M14  Supplementary Design Guidance  Supplementary Parking Guidance  Interim Policy for car parking and garage sizes | | | | | |
| **Main Issues** | | | | | |
| **Is the development within a conservation area?** | | | | | |
| Yes  No | | | | | |
| **Would the significance of the designated heritage asset be preserved or enhanced?** | | | | | |
| Yes  No  N/A  **Comment** (if applicable): | | | | | |
| **Would the development reflect the character of the area?** | | | | | |
| Yes  No  **Comment** (if applicable):  The proposal will extend the existing rear balcony by 0.9m and include new balustrade to match the existing with a steel frame in black and new steel supports. Due to the minor alteration to the dwelling it not considered to impact the character and appearance of the property or the wider area. | | | | | |
| **Would the development reflect the character of the dwelling?** | | | | | |
| Yes  No  N/A  **Comment** (if applicable): See above | | | | | |
| **Would the development maintain the amenity of adjoining occupiers?** (e.g. privacy, outlook, light etc.) | | | | | |
| Yes  No  N/A  **Comment** (if applicable):  No neighbour objections has been received  It is considered that owing to the scale, sitting and orientation of the proposal, the development would not have any significant detrimental impact on the residential amenity of the neighbouring properties. | | | | | |
| **Would the development provide / retain sufficient parking?** | | | | | |
| Yes  No  N/A  **Comment** (if applicable):  The proposal does not increase the amount of bedrooms and so parking is not a consideration for this application. | | | | | |
| **Conclusion** | | | | | |
| The proposed development would be in accordance with the aims and objectives of the National Planning Policy Framework, 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:

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| --- | --- | --- | --- |
| **Plan Number** | **Revision Number** | **Details** | **Received Date** |
| N/04 | A | Location and block plans | 14 September 2021 |
|  |  | Location plan | 14 September 2021 |
| N/01 |  | Proposed elevations | 2 July 2021 |
| N/02 |  | Existing elevations | 2 July 2021 |
| N/03 |  | Existing and proposed floor plans | 2 July 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. 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.

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

**Determined By:**

Mr Derek Lawrence

15 September 2021