

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

**DELEGATED APPLICATION**

**Application No:** 6/2021/2285/HOUSE  
**Location:** 21 Kingswell Ride Cuffley Potters Bar EN6 4LH  
**Proposal:** Erection of a single storey side extension  
**Officer:** Ms Elizabeth Mugova

**Recommendation:** Granted

6/2021/2285/HOUSE

<b>Context</b>			
<b>Site and Application description</b>	<p>The application site is located north of Kingswell Ride, the rear of the site backs onto Green Belt land.</p> <p>The proposal seeks planning permission for demolition of existing garage and erection of a single storey side extension. The proposed works will provide a study/office and utility. The bungalow has previously been extended at the rear.</p>		
<b>Constraints (as defined within WHDP 2005)</b>	<p>LCA - Landscape Character Area (Northaw Common Parkland) - Distance: 0          PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0          Wards - Northaw &amp; Cuffley - Distance: 0          A4D - ARTICLE 4 DIRECTION - Distance: 0</p>		
<b>Relevant planning history</b>	<p>Application Number: 6/2017/2125/HOUSE          Decision: Granted          Decision Date: 04 December 2017          Proposal: Erection of single storey rear extension</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	<p>Site Notice Display Date: 29 September 2021          Site Notice Expiry Date: 20 October 2021          Neighbour letters</p>		
<b>Summary of neighbour responses</b>	No comments received		
<b>Consultees and responses</b>	Northaw & Cuffley Parish Council – No comments received.		
<b>Relevant Policies</b>			
<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			
<b>Main Issues</b>			

<b>Is the development within a conservation area?</b>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Would the significance of the designated heritage asset be preserved or enhanced?</b>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Comment</b> (if applicable):
<b>Would the development reflect the character of the area?</b>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Comment</b> (if applicable): District 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. Policy GBSP2 requires proposals to be compatible with the maintenance and enhancement of the character of the 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 in which it is proposed.
Kingswell Ride comprises of detached bungalows and a number of these properties have been extended; resulting in mixed roof designs. The proposal would have a flat roof with a false pitch to the front. Although the false pitch would be too low compared to the main roof, it is considered that this would complement the mixed roof designs in the local area. Therefore, the proposed extension would not be detrimental to the street scene and character of the area.
The proposal replaces an existing garage and fills a gap between the garage and rear extension; therefore, the development will not be a disproportionate increase in the size of the original dwelling. It is considered that the extension as proposed will be a subservient addition to the existing dwelling and would not detract the character of the host dwelling or the surrounding area.
The proposed external materials for the extension would match the existing house. Subject to a planning condition regarding matching materials, it is considered that the design of the extension would adequately respect and relate to the existing dwelling and the character of the area in accordance with the National Planning Policy Framework; Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005.
<b>Would the development reflect the character of the dwelling?</b>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<b>Comment</b> (if applicable): See above
<b>Would the development maintain the amenity of adjoining occupiers?</b> (e.g. privacy, outlook, light etc.)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<b>Comment</b> (if applicable): The impact of the proposed development on the residential amenity of neighbouring occupiers is considered in terms of the impact on access to day/sun/sky light, privacy and overbearing impact.
The neighbouring property likely to be impacted by the proposal is No. 19 Kingswell Ride. It's been observed that there are non-habitable rooms (bathroom and utility) on the west elevation of the neighbouring property. Furthermore, there are no windows proposed on the side elevation of the proposed extension, therefore the proposal would not impact on access to light or loss of privacy to No. 19. It is therefore considered that the development is in accordance with Policy D1 of the Welwyn Hatfield District Plan; the Supplementary Design Guidance; and the National Planning Policy Framework.
<b>Would the development provide / retain sufficient parking?</b>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<b>Comment</b> (if applicable): 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. As the works involve the demolition of the garage, the parking provision at the site is a material consideration.

The Interim Policy for Car Parking Standards and Garage Sizes 2014 also outlines that many existing domestic garages are too small for their intended purpose for parking/storing vehicles. The Council will seek to ensure that new garages have a genuine ability to be used for their intended purpose and will require them to be at least 6 metres long by 3 metres wide and sufficiently tall to accommodate modern cars. As the dimensions of the existing garage fall below the size requirements for a modern car, the demolition of the garage would be unlikely to result in the loss of a parking space.

The application site has a driveway in front of the existing garage which is approximately 9 meters long. It was observed during a site visit that the driveway is large enough to accommodate parking for at least two vehicles. For these reasons, there is no objection on the grounds of parking.

### **Conclusion**

Overall, subject to planning conditions regarding development in accordance with matching materials it is considered that the proposed development would be in accordance with the National Planning Policy Framework; the Welwyn Hatfield District Plan 2005 and the requirements of the Supplementary Design Guidance.

### **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.

### 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>
138-21 1		Location & Block Plan	30 July 2021
138-21 3		Existing Floor Plans	30 July 2021
138-21 4		Proposed Floor Plans	30 July 2021
138-21 1		Proposed Elevations	30 July 2021
138-21 2		Existing Elevations	2 August 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](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  
21 October 2021