

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

DELEGATED APPLICATION

Application No: 6/2021/3216/HOUSE
Location: 9 Vicarage Close Northaw Potters Bar EN6 4NY
Proposal: a roughly rectangular Erection of a single storey rear extension, a two storey side extension, and alterations to driveway and fence
Officer: Ms Elizabeth Mugova

Recommendation: Granted

6/2021/3216/HOUSE

Context	
Site and Application description	<p>The application site comprises a detached, two-storey house positioned on a roughly rectangular shaped plot to the west side of Vicarage Close. The site is located within the Green Belt and adjacent to the Northaw Conservation Area.</p> <p>Several listed buildings are located close to the site: Grade II* Listed Church of St Thomas Becket (list entry no: 1348170), Grade II Listed Old Vicarage (list entry no: 1173973), Grade II Listed 8 Vineyards Road (list entry no: 1348172), Grade II Listed Two Brewers Public House (list entry no: 1295969) and Grade II Listed The Old Bakery and 9A (list entry no:1100978)</p> <p>The application seeks planning permission for the erection of a single storey rear extension, a two-storey side extension, and alterations to driveway and fence. The proposal will create a larger family room/lounge, an additional bedroom with a dressing room and en-suite.</p>
Constraints (as defined within WHDP 2005)	<p>CA - Conservation Area: NORT; - Distance: 7.15 LBC - LISTED BUILDING Public House. C16 timber frame core, enclosed - Distance: 42.89 LBC - LISTED BUILDING Originally the Rectory, now house. 1752 with - Distance: 32.68 LBC - LISTED BUILDING Church. 1881, by C Kirk and Son of Sleaford. - Distance: 35.99 LBC - NULL NULL - Distance: 38.39 AAS - Area of Archaeological Significance Area of Archaeological Significance : AAS39 - Distance: 0 GB - Greenbelt - Distance: 0 LCA - Landscape Character Area (Northaw Common Parkland) - Distance: 0 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: S6/1986/0426/FP Decision: Granted Decision Date: 08 September 1986 Proposal: Single storey side extension to provide a garage</p>

Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 1
Publicity			
Summary of neighbour responses	48 Vineyards Road Northaw - Comment: Having lived in No 8 for nearly twenty years, the fence as it is, was always the boundary at the side of No 9. In particular, the telegraph pole was outside the named property. It made the close more open and attractive and was an initial design feature.		
Consultees and responses	No representations received		
Relevant Policies			
<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 type="checkbox"/> Interim Policy for car parking and garage sizes			
Main Issues			
Green Belt			
<p>The National Planning Policy Framework (NPPF) in paragraph 149, outlines that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, apart from a limited number of exceptions. Exception (c) is engaged in this case and explains that the extension or alteration to a building is not inappropriate provided that it does not result in disproportionate additions over and above the size of the original building.</p> <p>Policies D1 (Quality Design) and D2 (Character and Context) of the adopted Welwyn Hatfield District Plan (2005) are of relevance and seek to provide a good standard of design in all new development and require that all new development respects and relates to the character and context of the area in which it is to be sited.</p> <p>District Plan Policy RA3 (Extension to Dwellings in the Green Belt) defines the criteria that must be complied with in order for planning permission to be granted. The policy advises that extensions would not individually or when considered with existing or approved extensions to the original dwelling, result in a disproportionate increase in the size of the original dwelling. A further requirement is that proposed development should not have an adverse visual impact (bulk, design, size and prominence) on the surrounding area.</p> <p>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.</p> <p>The existing building is as originally built; it was noted during the site visit that application S6/1986/0426/FP for a single storey side extension was not implemented. The dwelling has a footprint of approximately 81m² and floor area of about 148 m². The proposed extensions would have a footprint of about 141 m² and floor area of about 220 m². Therefore, the proposal would result in the application site being extended by approximately 57.5% and 67% in footprint and floor area respectively. Although such an increase could be considered as significant in numerical terms, in addition to the mathematical calculation, the visual impact of the proposal has to be considered.</p>			

In visual terms, whilst the proposal would add bulk to the side of the dwelling, the addition would be unobtrusive and in keeping with the scale of the host dwelling. The proposed two-storey side extension would be set back by approximately 750mm from the existing front elevation. In addition, the first floor extension would have a pitched roof, similar to the host dwelling with a ridge that is set down below the level of the existing roof ridge. On the other hand the single storey rear extension would measure approximately 3 metres in depth and 4 metres in width and would be concealed from view of the street scene. Furthermore, the proposed roof of the rear extension would match the existing roof thus reflecting the character and form of the host dwelling.

Overall, it is considered that the proposal would not impact on the character of the host dwelling and the wider surrounding area. As such, it is considered that the proposed extensions would be visually subordinate to the original dwelling and would not result in disproportionate additions over and above the size of the original building and therefore would constitute development which is acceptable or appropriate in the Green Belt. Furthermore, the proposal would not have an adverse impact on the openness of the Green Belt.

The external materials for the proposed development 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.

Is the development within a conservation area?

Yes No

Would the significance of the designated heritage asset be preserved or enhanced?

Yes No

Comment (if applicable): The application site is located adjacent to the Northaw Conservation Area and some Listed Buildings. Although the proposal would be visible from the rears of buildings within the Conservation Area on Church Lane and The Old Vicarage, the proposal is not considered to be intrusive to the setting of the Conservation Area or the nearby listed buildings as it will be seen in conjunction with the existing development and would not be a visually detracting feature.

Would the development reflect the character of the area?

Yes No

Comment (if applicable): See above

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): Policy D1 and the Supplementary Design Guidance (SDG 2005) provide the local policy framework for assessing the impact of development on the residential amenity and living conditions of neighbouring properties and aim to ensure adequate amenity for future occupiers of the proposed development. This is assessed in terms of day and sun light, overbearing impact and overlooking/loss of privacy.

Due to the application site being located on a corner plot, the first floor side extension would be visible to the properties located to the east side of Vicarage Close. However, owing to the sufficient separation distance from these properties, it is not considered that the proposal would create any adverse impact on the residential amenity of these properties in terms of overlooking or loss of privacy or overshadowing.

On the other hand, the first floor side extension protrudes by approximately 2 metres to the rear of

the host dwelling and the rear facing bathroom window to the proposed principal bedroom would be facing No. 8. It's been noted that No. 8 is set back from the street, therefore, in terms of privacy, views from the bathroom window would predominantly be to the front garden/driveway of this neighbouring property. In addition, the bathroom window is likely to be glazed with obscure glass. As such, it is considered that the proposal would not have any adverse impact on No. 8.

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.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable): The proposal would increase the amount of bedrooms from four five. The Council's car parking guidance for a four or more bedroom house in this location is three spaces per dwelling. The application site benefits from a garage, a parking space in front of the garage and an additional front driveway parking space is proposed. Therefore, there would be adequate on-site car parking provision for the resultant dwelling in line with the Council's SPG. The proposal therefore complies with the Council's access and car parking standards.

Any other issues

Alterations to fence

The comments from No. 48 Vineyards Road are noted.

According to drawing No. C55/9VIC/21/OS, the existing fence would be moved to the boundary line, as a result, the telecoms pole on the southern corner of the application site would be located within the fenced area. However, it has been confirmed that the piece of land where the telecoms pole is situated is within the land owned by the applicant.

Conclusion

The proposed development would not have adverse impact upon the openness of the Green Belt or result in a dwelling that would be disproportionate in size when compared to the host dwelling. Subject to a planning condition regarding matching materials, it is considered that the proposed development would be in accordance with the Welwyn Hatfield District Plan; the Supplementary Design Guidance; and the National Planning Policy Framework.

Conditions:

1. The brickwork, roof tile, bond, mortar, windows, detailing, guttering, soffits and other external decorations of the approved extension and garage must match the existing dwelling 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 2019.

DRAWING NUMBERS

2. 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
C55/9V/C/21/ OS		Existing & Proposed Block Plans & Location Plan	10 November 2021
C55/9V/C/21/ PL2		Existing Elevations	10 November 2021
C55/9V/C/21/ PL3		Proposed Elevations	10 November 2021
C55/9V/C/21/ PL1	A	Existing & Proposed Floor Plans	20 January 2022

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 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
21 January 2022