

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

DELEGATED APPLICATION

Application No: 6/2021/3501/HOUSE
Location: Little Heath Farm Cottage Great North Road Little Heath Potters Bar EN6 1LA
Proposal: Erection of first floor extension
Officer: Ms Kirsty Shirley

Recommendation: Granted

6/2021/3501/HOUSE

Context	
Site and Application description	<p>The application site is located to the east of Great North Road. There are limited dwellings in this area and they vary in terms of size and character. The application site is abutted by open farm land and is screened by dense hedges and trees, resulting in the application dwelling to be only partially visible from Great North Road.</p> <p>The application dwelling is located on a large irregular shaped plot and is entirely within the Metropolitan Green Belt.</p>
Constraints (as defined within WHDP 2005)	<p>LBC - LISTED BUILDING Milestone. C18. Square Portland stone post, - Distance: 16.41 GB - Greenbelt - Distance: 0 LCA - Landscape Character Area (Potters Bar Parkland) - Distance: 0 LCA - Landscape Character Area (Northaw Common Parkland) - Distance: 0 PAR - PARISH (NORTH MYMMS) - Distance: 0 Wards - Brookmans Park & Little Heath - Distance: 0</p>
Relevant planning history	<p>Application Number: E6/1970/0875/ Decision: Granted Decision Date: 27 July 1970 Proposal: Highway cross-over.</p> <p>Application Number: S6/1976/0336/ Decision: Granted Decision Date: 10 September 1976 Proposal: Single storey extension</p> <p>Application Number: S6/1982/0292/ Decision: Granted Decision Date: 06 September 1982 Proposal: First floor extension</p> <p>Application Number: S6/1987/0193/FP Decision: Refused Decision Date: 15 May 1987 Proposal: Two storey extension</p> <p>Application Number: S6/1989/0644/FP</p>

	<p>Decision: Granted Decision Date: 09 October 1989 Proposal: Erection of a conservatory</p> <p>Application Number: S6/1996/0951/FP Decision: Granted Decision Date: 13 February 1997 Proposal: Extensions and alteration to form granny annex.</p> <p>Application Number: S6/2005/1546/FP Decision: Refused Decision Date: 08 February 2006 Proposal: Erection of first floor side extension and formation of two separate dwellings.</p> <p>Application Number: S6/2007/1543/PA Decision: Decision Date: 16 October 2012 Proposal: Re-development</p> <p>Application Number: 6/2021/2088/PA Decision: Granted Decision Date: 25 October 2021 Proposal: Pre-application advice for first floor extension over existing converted garage to facilitate the provision of 2no. bedrooms within the roof space as well as internal alterations to the existing dwelling at ground and first floor levels.</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	<p>Site Notice Display Date: 1 February 2022 Site Notice Expiry Date: 22 February 2022 Neighbour notification letter</p>		
Summary of neighbour responses	None received		
Consultees and responses	North Mymms Parish Council – no response		
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 type="checkbox"/> M14 <input checked="" type="checkbox"/> Supplementary Design Guidance <input type="checkbox"/> Supplementary Parking Guidance <input type="checkbox"/> Interim Policy for car parking and garage sizes Others: RA3, SADM34			
Main Issues			
Green Belt			
<p>The 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. The National Planning Policy Framework (NPPF), states, in paragraph 147 that, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 then states that substantial weight should be given to any harm in the</p>			

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.

The 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. The NPPF defines the “original building” as a building as it existed in July 1948 or, if constructed after that date, as it was originally built.

District Plan Policy RA3, like the NPPF, allows for extensions in the Green Belt which would not result in a disproportionate increase in the size of the dwelling, either individually or when considered with existing or approved extensions to the original dwelling. Policy RA3 states that extensions to dwellings in the Green Belt will only be permitted where they would not have an adverse visual impact (in terms of its prominence, size, bulk and design) on the character, appearance and pattern of development of the surrounding countryside. Additionally it is noted in emerging Policy SADM34 that the applicant will need to demonstrate that extensions and alterations to a building would not result, either individually or cumulatively, in disproportionate additions over and above the size of the original building in terms of bulk, scale, height or massing. Each proposal is therefore considered in relation to the size and character of the original building and the impact of the proposed extension on these factors.

It is clear from the plans and the history of this site that the application dwelling has been substantially extended in the past. Whilst the proposal would add a small amount of floor area and volume, in terms of a qualitative assessment of the proposal in the context of the size and character of the host dwelling and its surroundings, the extension would be subordinate to the design and scale of the host dwelling. Consequently, it is considered that in regards to both its size and relationship with the application dwelling, the proposal would not be a disproportionate addition, and as such, the proposal would not be inappropriate development. The Courts have held that appropriate development is not harmful to Green Belt openness or the purposes of including land within it.

Design (form, size, scale, siting) and Character (appearance within the streetscene)

Policies D1 and D2 of the Welwyn Hatfield District Plan, as well as the Council’s Supplementary Design Guidance emphasise the importance of good quality design in keeping with the character and context of the area. The National Planning Policy Framework emphasises the importance of good design in context and, in particular, Paragraph 134 states permission should be refused especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents.

The proposal is considered to reflect and complement the application dwelling by maintaining a similar pitched roof to the gabled elements and introducing a hipped roof above the garage. The proposed materials on the submitted plans indicate that they would match the existing materials of the dwelling, and this can be secured by condition to ensure the development remains in keeping with the application dwelling. The design and siting of the proposal would not result in the space around the dwelling to be reduced in such a manner that the application dwelling would appear cramped within its site as the development would be at first floor level within a spacious plot. Furthermore, the front of the site is screened by dense hedges and trees, resulting in only partial glimpses of the development to be visible from Great North Road, limiting the development’s impact on the street scene.

Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)

Yes No N/A

Comment (if applicable): No neighbour representations have been received.

The application site is not adjoined by any neighbouring properties and is well screened from the nearest properties. The scale and positioning of the proposal in combination with the application dwelling's distance and screening from the nearest dwellings would therefore not result in any nearby properties to experience a detrimental loss of sunlight or privacy, nor would the development appear unduly dominant or overbearing towards nearby properties.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable): The proposal would include internal alterations to the dwelling but does not increase the number of bedrooms, therefore the current parking arrangement would be considered sufficient.

Conclusion

The proposal is considered to be appropriate development in the Green Belt in accordance with the Welwyn Hatfield District Plan; Emerging Local Plan and the National Planning Policy Framework. Subject to the suggested condition, it is considered that the scale and setting of the proposed development would maintain the amenity of adjoining neighbours as well as the appearance of the dwelling and the character of the area, in accordance with Policies D1 and D2 of 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 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.

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
535/21/FUL/ PL1000		Site Location Plan	20 December 2021
535/21/FUL/ PL10.00		Existing Floor Plans	20 December 2021
535/21/FUL/ PL10.01		Existing Roof Plan	20 December 2021
535/21/FUL/ PL10.02		Existing Elevations	20 December 2021
535/21/FUL/		Proposed Roof Plan	20 December 2021

PL20.01

535/21/FUL/ A Proposed Floor Plans 25 January 2022
PL20.00

535/21/FUL/ A Proposed Elevations 25 January 2022
PL20.02

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. 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
23 February 2022