

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

DELEGATED APPLICATION

Application No: 6/2022/0322/HOUSE
Location: Coverack 50 The Ridgeway Cuffley Potters Bar EN6 4BA
Proposal: Erection of single and two storey front, side and rear extensions
Officer: Ms Elizabeth Mugova

Recommendation: Granted

6/2022/0322/HOUSE

Context	
Site and Application description	<p>The site comprises of a two storey detached dwellinghouse located to the north of The Ridgeway. The site is within the Metropolitan Green Belt. The properties in this section of The Ridgeway comprises of detached dwellings that vary in design, size and siting set in very large, deep plots.</p> <p>The current application is a resubmission of a similar scheme approved in September 2016 under reference 6/2016/0025/HOUSE which was not implemented and has since lapsed. The proposal is also similar to a scheme approved in 2002 under reference: S6/2002/0059/FP and was not implemented.</p>
Constraints (as defined within WHDP 2005)	<p>GB - Greenbelt - Distance: 0 LCA - Landscape Character Area (Northaw Great Wood) - 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 WILD - Home Wood (Cuffley) - Distance: 0</p>
Relevant planning history	<p>Application Number: 6/2022/0583/LAWP Decision: Awaiting decision Decision Date: Proposal: Certificate of lawfulness for two single storey side extensions</p> <p>Application Number: 6/2022/0697/HOUSE Decision: Awaiting decision Decision Date: Proposal: Erection of front extension</p> <p>Application Number: E6/1956/0913/ Decision: Granted Decision Date: 24 September 1956 Proposal: Site for one detached house.</p> <p>Application Number: E6/1959/0297/ Decision: Granted Decision Date: 23 April 1959 Proposal: Erection of chalet bungalow and garage.</p>

	Application Number: S6/2002/0059/FP Decision: Granted Decision Date: 20 February 2002 Proposal: Two storey side extension with front dormer windows (re-submission following S6/2000/1481/FP)		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 6 April 2022 Site Notice Expiry Date: 29 April 2022 Neighbour letters		
Summary of neighbour responses	No representations received		
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 checked="" 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 Others: RA3			
Main Issues			
Design (form, size, scale, siting) and Character (appearance within the streetscene)	<p>The site is located within the Green Belt area of Northaw and Cuffley. The principle of development was established under application reference 6/2016/0025/HOUSE and planning permission S6/2002/0059/FP (now lapsed). Whilst the latest application 6/2016/0025/HOUSE has lapsed, District Plan policies relating to house extensions in this location have not changed since the grant of the 2016 application. Whilst the NPPF has been updated since 2018, the changes do not warrant a different outcome in this instance.</p> <p>The proposal at approximately 70% increase over the original dwelling is a large increase and greater than normally would be permitted. However, it was previously concluded under planning application 6/2016/0025/HOUSE and S6/2002/0059/FP that planning permission should not be withheld due to its impact on the Green Belt.</p> <p>There are no changes proposed to the size and design of the proposal. The previous submissions were considered acceptable in terms of design. Circumstances have not changed such that a different decision should be reached.</p> <p>Overall, the proposal is considered to be acceptable in accordance with Policies D1, D2 and RA3 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guidance 2005 and the NPPF.</p>		
Impact on neighbours	The surroundings are comparable to planning permission granted under reference: 6/2016/0025/HOUSE and S6/2002/0059/FP, and due to the positioning of the dwelling within its plot, it is some distance from neighbouring properties such that the proposal would not have an adverse impact upon their amenity.		

Access, car parking and highway considerations	The proposal would increase the number of bedrooms and make provision of a double garage and front forecourt parking for some 3 car spaces and therefore the development is not considered to result in any parking or highway implications.
Conclusion	
The proposed development is considered acceptable in accordance with local and national policies.	

Conditions:

1. The brickwork, roof tile, bond, mortar, 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 the National Planning Policy Framework and 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
		Location Plan	21 February 2022
1569_320		1569 320 Elevations And Site Plan@a1	10 February 2022
1596_321		1569 321 Ground Floor Plan@a1	10 February 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 paragraphs 186-187 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 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
03 May 2022