

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

DELEGATED APPLICATION

Application No: 6/2022/0477/HOUSE
Location: 21 Kingswell Ride Cuffley Potters Bar EN6 4LH
Proposal: Alterations to fenestration, part conversion of front hipped roof to gable roof, erection of rear roof extension with conversion of rear hipped roof to gable and insertion of two side dormers.
Officer: Ms Kirsty Shirley

Recommendation: Granted

6/2022/0477/HOUSE

Context			
Site and Application description	<p>The street scene and surrounding area is residential in character, predominately featuring detached bungalows with many dwellings in the area significantly extended and altered to now feature a wide variety of dormers and roof styles. These extensions and alterations allows for some flexibility in the design of development within the area which would not materially harm the character of the area.</p> <p>The application site is comprised of a detached bungalow, with front garden, front driveway, side garage and elongated rear garden.</p> <p>The majority of the application site is outside of the Metropolitan Green Belt, with a small portion of the rear garden within the Metropolitan Green Belt.</p>		
Constraints (as defined within WHDP 2005)	<p>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: 6/2017/2125/HOUSE Decision: Granted Decision Date: 04 December 2017 Proposal: Erection of single storey rear extension</p> <p>Application Number: 6/2021/2285/HOUSE Decision: Granted Decision Date: 21 October 2021 Proposal: Erection of a single storey side extension</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	<p>Site Notice Display Date: 17 March 2022 Site Notice Expiry Date: 7 April 2022 Neighbour notification letters</p>		

Summary of neighbour responses	None received
Consultees and responses	Northaw & Cuffley Parish Council – no response
Relevant Policies	
<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 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	
Main Issues	
Is the development within a conservation area?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the significance of the designated heritage asset be preserved or enhanced?	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Comment (if applicable):	
Would the development reflect the character of the area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<p>Comment (if applicable): District Plan Policy GBSP2 notes that development within the specified settlements will be limited to that which is compatible with the maintenance and enhancement of their character. Policies D1 and D2 require the standard of design in all new development to be of a high quality and that all new development respects and relates to the character and context of the area in which it is proposed, maintaining and where possible enhancing the character of the existing 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.</p> <p>In terms of the character of the area, paragraph 2.4 of the SDG outlines, amongst other things, that new development should:</p> <ul style="list-style-type: none"> - Respond to building forms and patterns of existing buildings in the detailed layout and design to reinforce a sense of place; - Use local materials and building methods/details to enhance local distinctiveness; and - Ensure that the scale, height, massing, and space around the new development in relation to the adjoining buildings is considered <p>Further guidance is provided specifically for residential extensions at para 5.2, including:</p> <ul style="list-style-type: none"> i) extensions should be designed to complement and reflect the design and character of the dwelling and be subordinate in scale; ii) the extension must not reduce the space around the dwelling to such an extent that the dwelling looks cramped on its site. The spacing of buildings adjacent to and in the locality of the site should be reflected; iii) the extension should not cause loss of light or be unduly dominant from adjoining properties, as a result of either the length of projection, the height or the proximity of the extension; iv) the materials of the extension should match those of the existing dwelling; v) for all multistorey, two-storey and first floor side extensions, a minimum distance of 1m between the extension and the adjoining flank boundary must be maintained; it is important that existing spacing in the street scene is reflected which may result in larger distances being required. This spacing is to prevent over development across plot widths and a terracing effect within areas of detached and semi-detached properties, to ensure that the extension of a dwelling does not prejudice the ability of an adjacent occupier to extend without destroying any separation spaces that exist and to preserve the amenity of adjoining dwellings including those whose rear gardens adjoin the proposed extension; v) dormer windows should be contained within the roof slope, be subservient to the roof of the 	

property and be in proportion to the existing fenestration of the property. They must not extend above the ridge height of the existing dwelling and the dormer cheeks should be at least 1 metre from the flank wall of the property or of the party wall with the adjoining property.

The revised National Planning Policy Framework (NPPF) has a stronger emphasis on good quality design than its predecessor. Paragraph 126 clearly advises that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve and that good design is a key aspect of sustainable development. Paragraph 130 of the NPPF further advises that decisions should ensure developments will function well and add to the overall character of the area, be visually attractive, sympathetic to local character and establish a strong sense of place. Paragraph 134 is clear that *“Development that is not well designed 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 such as design guides..”*

The proposal is for the part conversion of front hipped roof to gable roof, erection of rear roof extension with conversion of rear hipped roof to gable, insertion of two side dormers and alterations to fenestration.

Two sizeable flat roof dormer windows are proposed on the resultant side of either side of the roofslope. Large flat roof dormers are a feature of many dwellings in the area and therefore represent an acceptable form of development in this location. The dormers would be contained within the roof slope, set down from the ridge and would ensure a 1m set in from each flank elevation. The fenestration would also be in proportion to the fenestration of the dwelling. The proposed dormers are considered to comply with the Council's SDG.

The design of the proposal is not considered to be out of keeping with the character of the street. With regard to the scale of the proposal, whilst the bulk and massing of the dwelling would increase, the resultant dwelling would respect the spacing in the street and would not appear cramped within its plot or appear unduly dominant within the street.

Many properties in the area have been significantly extended and altered and now feature a wide variety of dormers and roof styles. This allows for some flexibility in the design of the proposed development which would not materially harm the character of the area. It is therefore considered that the proposal would not be at odds with the established and emerging design and appearance of dwellings within the surrounding area and would not materially harm the character of the area. Matching materials can be secured by condition to ensure that the development remains in keeping with the appearance of the application dwelling and character of 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 representations have been received for this application.

It is considered that the positioning, size and scale of the development would not result in adjoining neighbours to experience a detrimental loss of light, nor would the development appear unduly dominant or overbearing towards adjoining neighbours.

Regarding privacy, the windows inserted into the side elevations of the dormers would be obscured glazed and non-opening under 1.7m, and this can be secured by condition to ensure the privacy of adjoining neighbours Nos 19 and 23 is maintained.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable): The proposal would not increase the amount of bedrooms within the application dwelling and so parking is not a consideration for this application.

Conclusion

Subject to the suggested conditions, 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/alterations 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.

2. The windows inserted into the side elevations of the dormer windows facing towards adjoining neighbours Nos 23 and 19 hereby approved must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall be retained in that form thereafter.

REASON: To protect the residential amenity and living conditions of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

DRAWING NUMBERS

3. 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
A1000		Location And Site Plans	1 March 2022
A101		Existing floor plan	1 March 2022
A102		Existing roof plan and section	1 March 2022
A106		Proposed elevations	1 March 2022
A104		Proposed floor plans	1 March 2022
A105		Proposed roof plan and section	1 March 2022
A103		Existing elevations	1 March 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. 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 Mark Peacock
14 April 2022