

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

DELEGATED APPLICATION

Application No: 6/2022/0799/HOUSE
Location: 34 The Ridgeway Cuffley Potters Bar EN6 4AX
Proposal: Erection of detached garage, ground and first floor side and rear extension with new roof design and rear dormers. Proposed landscape works including the raising of patio to ground floor rear level to cover the existing pool to lower ground to create a spa complex, seating and shisha room.
Officer: Ms Elizabeth Mugova

Recommendation: Granted

6/2022/0799/HOUSE

Context			
Site and Application description	The application site comprises a detached dwelling in a large, wide and deep plot on the northern side of The Ridgeway. The dwellings along The Ridgeway are large and generally well set back from the road in spacious deep plots. The dwellings along The Ridgeway exhibit a wide range of styles, designs and materials.		
Constraints (as defined within WHDP 2005)	PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0 Wards - Northaw & Cuffley - Distance: 0 A4D - ARTICLE 4 DIRECTION - Distance: 0 BLR - Brownfield Land Registry (Cuffley - 36 The Ridgeway) - Distance: 0		
Relevant planning history	Application Number: S6/2002/0488/FP Decision: Granted Decision Date: 28 May 2002 Proposal: Erection of two storey front, side and rear extensions and alterations to existing roof Application Number: S6/2003/0070/FP Decision: Granted Decision Date: 11 March 2003 Proposal: Erection of two storey front, rear and side extension and alterations to roof to include front dormer windows		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour letters		
Summary of neighbour responses	No representations		
Consultees and	No representations		

responses	
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 checked="" 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	
<u>Draft Local Plan Proposed Submission August 2016</u> SP1 Delivering Sustainable Development SP9 Place Making and High Quality Design	
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 Comment: Local Plan Policies D1 and D2 are relevant, which are expanded upon in the Council's Supplementary Design Guidance (SDG) which requires the impact of a development to be assessed having regard to the bulk, scale and design of the proposal and how it harmonises with the existing building and area. Policies SP1 and SP9 of the Council's Emerging Local Plan 2016 are similar in these aims, along with the National Planning Policy Framework (NPPF) which advocates high quality design.	
<p>Planning permission is sought for the conversion of an attached garage to a cinema room, erection of detached garage, ground and first floor side and rear extensions and installation of rear dormers. The proposal also includes raising of patio across the rear of the host dwelling to ground floor level to cover the existing pool to lower ground and create new indoor pool jacuzzi area with changing rooms, sauna, steam room, lounge and shisha room. The patio will include hard and soft landscaping.</p> <p>The proposed two storey side extension would be more than 1m from the boundary with No. 32 The Ridgeway. The extension towards the rear is considered to be modest given the size of the host dwelling. The proposed pitched roof dormers at the rear would be set well within the roofspace. Also, the void roof at the rear would be replaced with a pitched roof. It is considered that the side and rear extensions would represent subordinate additions that are in keeping with the character and appearance of the surrounding area.</p> <p>The existing dwelling features a crown roof and a similar roof form is proposed for the two storey side extension. Some crown roofs are not attractively designed, particularly where the flat roof is clearly apparent, which can detract from the appearance of a dwelling and the overall character of the area. In this instance, the success of the proposed crown roof will rely on the quality of the detailed design, therefore it is considered necessary and reasonable to attach a planning condition requiring a cross-section drawing to be submitted to and approved in writing by the Local Planning Authority. Provided that the flat roof is stepped down and concealed behind the surrounding pitched roof, its impact in terms of visual amenity would be limited.</p> <p>The proposed raised patio would extend across the width of the rear of the host dwelling and would have a depth of approximately 18m. This would appear excessively large and insubordinate to the existing dwelling. However, given the size of the garden; over 70m in depth and the surrounding mature trees and vegetation, the proposal would be acceptable in this instance. Furthermore, there will be no views from public vantage points. However, the raised patio would be seen from upper windows of No. 32 and plots 2 and 3 under construction at No. 36 The Ridgeway. The visual harm</p>	

would be localised and consistent with neighbouring relationship which is acceptable between properties. In addition, the dwelling sits on a large plot as such, the resultant dwelling would not appear to be cramped on the site. Overall, it is considered that the resultant dwelling would not appear out of character with the host dwelling and the surrounding area.

The proposed detached single storey garage would be located substantially forward of the building line towards the east elevation; approximately 4.8m from the front boundary. The proposed garage would have a hipped roof and external materials that would match the host dwelling. Furthermore, the existing trees and hedge which will be retained would help screen the garage and soften the impact when viewed from the street. There are few dwellings within the street that have garages located close to the front boundary. Although a significant addition to the front of the property, the proposed garage would not appear visually over prominent and would be consistent with the style and character of the application site and the wider area.

The proposed external materials for the proposed extension would match the existing house. Subject to a planning condition regarding matching materials, it is considered that the design of the proposal 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; Policies SP1 and SP9 of the Council's Emerging Local Plan 2016 and Supplementary Design Guidance 2005.

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): The neighbouring properties at Nos 32, 36 The Ridgeway and 10, 11 Bradgate Close are entirely screened by boundary treatments of mature trees and vegetation. There would be no side elevation windows facing No. 32 The Ridgeway. There are six dwellings under construction at No. 36 The Ridgeway, based on the submitted block plan, there would be acceptable separation distance with the application site. It is not considered that proposal would result in harm to the living conditions of neighbouring occupiers.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable): The number of bedrooms remains the same and the attached garage will be replaced with a detached garage. Therefore, there are no concerns with regards to parking provision to serve the property.

Landscaping

Policy D8 of the District Plan outlines that this type of development should include landscaping as an integral part of the overall design.

Landscaping is important in order to protect and maintain, or ideally enhance, the existing character of the area and to reduce the visual and environmental impacts of the development. An appropriate balance between hard and soft landscaping should be maintained, in particular, a significant proportion of the site frontage should be retained as landscaped 'greenery' to reduce the visual prominence of any hard surfacing and parked vehicles.

The application has been accompanied by a Tree Report. The Council's Landscaping team has been consulted and consider that the Tree Report has assessed the trees in accordance with BS:5837:2012. In addition, the

	<p>categorisation of the trees has been considered to be a fair appraisal of the trees.</p> <p>It is noted that the proposal requires the remove of one tree and one section of laurel hedge. There is no objection to removal of these as they will have no overall impact on the landscape or public amenity. It is therefore considered reasonable and appropriate to attach a planning condition requiring details of landscaping to be submitted to and approved in writing by the Local Planning Authority.</p> <p>The Tree Report gives detailed information on tree protection and construction methods in order to protect the retained trees. These details are considered sufficient to protect the retained trees. As such, the tree protection and construction methods should be adhered to fully when implementing the permission.</p> <p>Overall, the proposal is considered to be acceptable subject to a landscaping condition and provided the tree protection measures and Arboricultural Method Statement are adhered to fully.</p>
<p>Conclusion</p>	
<p>Overall, subject to the suggested planning conditions, it is considered that the proposal would be in accordance with the Welwyn Hatfield District Plan; the Supplementary Design Guidance; and the National Planning Policy Framework.</p>	

Conditions:

1. No development above ground level shall take place until details of the proposed crown roof have been submitted to and approved in writing by the Local Planning Authority. The details, including; a roof plan, elevations and sections, in either 1:50 or 1:100 scale, must clearly show that the flat roof is stepped down and concealed behind the surrounding pitched roof. The pitched roof must use ridge tiles. Subsequently the development must not be carried out other than in accordance with the approved details.

REASON: The proposal contains insufficient information in regards to the detailed design of the roof and this is required in the interests of quality of design and visual amenity in accordance with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005; Supplementary Design Guidance 2005; the National Planning Policy Framework.

2. No development above ground level in any phase of the development shall take place until full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

The landscaping details to be submitted shall include:

a) means of enclosure and boundary treatments

b) hard surfacing, other hard landscape features and materials

c) existing trees, hedges or other soft features to be retained and a method statement showing tree protection measures to be implemented for the duration of the construction

d) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policies D1, D2 and D8 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

3. All agreed landscaping comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the first building, the completion of the development, or in agreed phases whichever is the sooner: and any plants which within a period of xx years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards 8545: 2014.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policies D1, D2 and D8 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

4. The brickwork, render, 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

5. 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
34TR3N6000		Location Plan and Existing Plans	31 March 2022
34TREN601		Existing Ground Floor Plan	31 March 2022
34TREN602		Existing First Floor Plan	31 March 2022

34TREN603	Existing Loft Plan	31 March 2022
34TREN604	Existing Lower Ground Floor Plan	31 March 2022
34TR3N6002	Existing Front and Rear Elevations	31 March 2022
34TR3N6002	Existing Side Elevations	31 March 2022
103WN1407	Proposed Details	31 March 2022
34TREN608	Proposed First Floor Plan	31 March 2022
34TREN609	Proposed Loft Plan	31 March 2022
34TREN604	Existing site	9 June 2022
34TR3N6012	Proposed Front and Rear Elevations	9 June 2022
34TR3N6013	Proposed Rear Elevation	9 June 2022
34TR3N6014	Proposed Side Elevations	9 June 2022
34TR3N6010	Proposed Ground Floor Plan	9 June 2022
34TR3N6011	Proposed Lower Ground Floor Plan	9 June 2022
34TREN607	Proposed Ground Floor Plan	9 June 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 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.

3. 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.
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 Derek Lawrence
28 June 2022