

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

DELEGATED APPLICATION

Application No: 6/2022/1892/HOUSE
Location: 2 King James Avenue Cuffley Potters Bar EN6 4LR
Proposal: Erection of a single storey front infill extension with part first floor front extension.
Officer: Ms Kirsty Shirley
Recommendation: Granted

6/2022/1892/HOUSE

Context	
Site and Application description	The application site is located to the north of King James Avenue, at the corner with Church Close. The application site is comprised of a detached bungalow with front hardstanding and rear garden.
Constraints (as defined within WHDP 2005)	PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0 Wards - Northaw & Cuffley - Distance: 0 A4D - ARTICLE 4 DIRECTION - Distance: 0
Relevant planning history	<p>Application Number: E6/1973/0693/ Decision: Granted Decision Date: 21 May 1973 Proposal: Ground floor side extension.</p> <p>Application Number: S6/1975/0376/ Decision: Granted Decision Date: 29 September 1975 Proposal: Ground floor side extension and loft conversion</p> <p>Application Number: S6/1996/0821/FP Decision: Granted Decision Date: 09 December 1996 Proposal: Erection of single storey side extension</p> <p>Application Number: S6/2000/1235/FP Decision: Granted Decision Date: 23 October 2000 Proposal: Erection of single storey side extension</p> <p>Application Number: S6/2005/1377/FP Decision: Refused Decision Date: 23 December 2005 Proposal: Installation of gates and railings at front of property</p> <p>Application Number: 6/2022/0451/PN8 Decision: Prior Approval Required and Granted Decision Date: 21 April 2022 Proposal: Prior approval for the erection of single storey rear extension</p>

	Application Number: 6/2022/1172/LAWP Decision: Refused Decision Date: 14 June 2022 Proposal: Certificate of lawfulness for the conversion of garage into habitable space Application Number: 6/2022/1383/LAWP Decision: Granted Decision Date: 18 July 2022 Proposal: Certificate of lawfulness for the conversion of garage into habitable space		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 1
Publicity	Neighbour notification letter		
Summary of neighbour responses	14 Northaw Road East - Comment: <i>We would like to be assured as the building work commences there will be adequate protection from the dust, dirt and being over-looked put in place. As well, the old underground drainage system needs to be kept open. Another neighbour had a problem after building work was carried out and had to pay for expensive remedial drainage work.</i>		
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 Emerging Local Plan Policies: SADM11, SP9			
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 (if applicable): The proposed extension would infill the gap between the flank elevation of the dwelling and front elevation featuring a bay window. The scale of the extension would not overwhelm the application dwelling. The extension would feature a gable roof in the same degree of pitch as the existing gable roof but would be smaller in width and height. The design of the extension would appear in keeping with the character and appearance of the application dwelling and wider area and would not appear unduly dominant towards or incongruous with the application dwelling and surrounding area. Matching materials can be secured by condition to ensure that the development remains in keeping with the application dwelling and wider area.			
It is therefore considered that the development would be in accordance with District Plan Policies D1 and D1; Emerging Local Plan Policies SADM11 and SP9; the Supplementary Design Guidance; and the National Planning Policy Framework.			

Would the development reflect the character of the dwelling?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment (if applicable): See above
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment (if applicable): One neighbour representation has been received with concerns regarding the impact of the construction of the development on both neighbour amenity and sewerage. Informatives regarding these concerns can be included in the event of an approval to advise the applicant. The positioning, size and scale of the development would not result in neighbours to experience a detrimental loss of sunlight nor would the development appear overbearing or unduly dominant towards adjoining neighbours. No additional windows would be inserted into the dwelling and the privacy of adjoining occupiers would be maintained.
Would the development provide / retain sufficient parking?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Comment (if applicable): The proposal would not increase the amount of bedrooms within the dwelling. The development would reduce the amount of hardstanding to the front of the site, however sufficient driveway would remain suitable to park three vehicles. The development would therefore retain sufficient parking.
Conclusion
Subject to the suggested condition, it is considered that the development would be in accordance with District Plan Policies D1 and D1; Emerging Local Plan Policies SADM11 and SP9; 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
BD-011202	A	Block Plan	16 August 2022
BD-011203	A	Site Location Plan	16 August 2022
BD-011204	A	Existing Ground Floor Plans	16 August 2022

BD-01120021	A	Proposed Ground Floor Plans	16 August 2022
BD-011206	A	Existing Loft Plan	16 August 2022
BD-01120025	A	Proposed Loft Plan	16 August 2022
BD-011207	A	Existing Roof Ridge	16 August 2022
BD-01120336	A	Proposed Roof Ridge	16 August 2022
BD-011201	A	Existing Front Elevation	16 August 2022
BD-01120017	A	Proposed Front Elevation	16 August 2022
BD-01120138	A	Existing Rear Elevation	16 August 2022
BD-0112032	A	Existing Side Elevation	16 August 2022
BD-01120018	A	Proposed Side Elevation	16 August 2022
BD-011200748	A	Proposed Rear Elevation	24 August 2022
BD-01120649	A	Proposed Side Elevation 2	24 August 2022
BD-01120648	A	Existing Side Elevation 2	24 August 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.
 1. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times
 2. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturers' instructions
 3. All compressors shall be sound reduced models, fitted with properly lined and sealed acoustic covers, which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussive tools shall be fitted with mufflers or silencers of the type recommended by the manufactures.
 4. All machines in intermittent use shall be shut down during intervening periods between work, or throttled down to a minimum. Noise emitting equipment, which is required to operate continuously, shall be housed in suitable acoustic enclosures.
 5. Items of plant and equipment shall be maintained in good condition so that extraneous noise from mechanical vibration, squeaking or creaking is reduced to a minimum.
 6. All pile driving shall be carried out by a recognised noise reducing system.
 7. Where practical, rotary drills and bursters, actuated by hydraulic or electric power shall be used for excavating hard material
 8. In general, equipment for breaking concrete and the like, shall be hydraulically actuated.
 9. 'BS 5228 Noise Control on Construction Sites' should be referred to for guidance in respect of all work carried out by the developer, their main contractor and any sub contractors.
 10. Any emergency deviation from these conditions shall be notified to the Council without delay
 11. Any planned deviations from these conditions for special technical reasons, shall be negotiated with Council at least 14 days prior to the commencement of the specific work.
 12. Permissible noise levels are not specified at this stage.
3.
 1. All efforts shall be made to reduce dust generation to a minimum.
 2. Stock piles of materials for use on the site or disposal, that are likely to generate dust, shall be sited so as to minimise any nuisance to residents or neighbouring businesses. Materials for disposal shall be moved off site as quickly as possible.
 3. Water sprays shall be used, as and when necessary, to reduce dust from particularly "dusty" activities or stock piles.
4. 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.
5. 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.
6. 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
10 October 2022