

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

**DELEGATED APPLICATION**

**Application No:** 6/2022/2114/HOUSE  
**Location:** 9 South Drive Cuffley Potters Bar EN6 4HP  
**Proposal:** Installation of side dormers and erection of a single storey rear extension with loft space converted into habitable space  
**Officer:** Ms Kirsty Shirley

**Recommendation:** Refused

6/2022/2114/HOUSE

<b>Context</b>	
<b>Site and Application description</b>	<p>South Drive is characterised by a mix of dwellings that vary in terms of style, design, size and scale. The application site is located within a row of bungalow dwellings that are similar in design and style to one another.</p> <p>The application site is a detached bungalow with front garden, front driveway, shared access to the rear and rear garden.</p> <p>This application follows previously refused application 6/2022/1414/HOUSE. Application 6/2022/1414/HOUSE was for the insertion of two front facing dormers and two side dormers either side of the roofslope, erection of a two-storey rear extension and conversion of loft into habitable space. Application 6/2022/1414/HOUSE was refused on the basis of poor standard of design and insufficient information regarding car parking spaces on-site.</p> <p>This application (6/2022/2114/HOUSE) is for the installation of side dormers and erection of a single storey rear extension with loft space converted into habitable space.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<p>PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0            Wards - Northaw &amp; Cuffley - Distance: 0            A4D - ARTICLE 4 DIRECTION - Distance: 0</p>
<b>Relevant planning history</b>	<p>Application Number: 6/2022/1414/HOUSE            Decision: Refused            Decision Date: 19 August 2022            Proposal: Insertion of two front facing dormers and two side dormers either side of the roofslope, erection of a two-storey rear extension and conversion of loft into habitable space            Refusal reasons:</p> <p><i>1. The proposed development, by virtue of the dormers, would result in unduly dominant and overbearing additions to the dwelling that would fail to complement and reflect the design and appearance of the application dwelling. Accordingly, the proposed development represents a poor standard of design which is harmful to the appearance of the application dwelling and the character of the area, contrary to Policies D1, D2 and GBSP2 of the Welwyn Hatfield District Plan; Policies SP9 and SADM11 of the Emerging Local Plan; the Supplementary Design Guidance; and the National Planning Policy</i></p>

	<p><i>Framework.</i></p> <p><i>2. Insufficient information has been submitted to establish whether the proposal would result in an unacceptable under provision of car parking spaces have may significant impact on the safety and operation of the adjoining highway network. The development is therefore contrary with Policies D1 and M14 of the Welwyn Hatfield District Plan; the Interim Policy for Car Parking Standards and Garage Sizes; and the National Planning Policy Framework.</i></p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Neighbour notification letter		
<b>Summary of neighbour responses</b>	None received		
<b>Consultees and responses</b>	Northaw & Cuffley Parish Council – no response		
<b>Relevant Policies</b>			
<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 checked="" type="checkbox"/> Supplementary Parking Guidance <input checked="" type="checkbox"/> Interim Policy for car parking and garage sizes			
Emerging Local Plan Policies: SADM11, SP9.			
<b>Main Issues</b>			
<b>Design (form, size, scale, siting) and Character (appearance within the streetscene)</b>	<p>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"> <li>- Respond to building forms and patterns of existing buildings in the detailed layout and design to reinforce a sense of place;</li> <li>- Use local materials and building methods/details to enhance local distinctiveness; and</li> <li>- Ensure that the scale, height, massing, and space around the new development in relation to the adjoining buildings is considered</li> </ul> <p>Further guidance is provided specifically for residential extensions at para 5.2, including:</p> <p>i) extensions should be designed to complement and reflect the design</p>		

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; for all multi-storey, 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 roofslope, 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 rear extension would project approximately 4.7m from the rear elevation. The rear extension would continue the hipped form of the roof and would be set over 1m from the boundary line of adjoining neighbours. The scale, design and positioning of the rear extension would appear subservient towards the dwelling with limited views from the street scene.

The development would increase the roof height of the dwelling by approximately 0.2m. Such an increase would be limited and would not result in the dwelling to appear unduly prominent within the street scene.

The two side facing dormer windows would be positioned a substantial distance from the front elevation and approximately 0.2m from the rear elevation. The side dormers would feature a flat roof, which would be set

	<p>approximately 0.35m from the ridge height of the dwelling. Each side dormer would feature windows, with the dormer facing adjoining neighbour No. 7 featuring two windows and the dormer facing adjoining neighbour No. 11 featuring three windows. The windows would be similar in scale and design to the fenestration of the dwelling.</p> <p>However, the size, scale and positioning of the dormers would overwhelm the roof slope, appearing unduly prominent and detracting from the appearance of the dwelling. The dormers would add considerable massing to the roof, with the roof appearing top-heavy and overbearing towards the dwelling. The development would therefore represent poor design that would harm the character and appearance of both the application dwelling and wider area.</p> <p>The proposed development has therefore failed to overcome refusal reason 1 (poor standard of design) of application 6/2022/1414/HOUSE.</p>
<p><b>Impact on neighbours</b></p>	<p>No neighbour representations have been received.</p> <p>In regards to sunlight, the application dwelling and adjoining neighbours No. 7 and No.11 have east facing gardens, which benefit from sunlight in the morning time. The scale and positioning of the development would not result in adjoining neighbours to experience a detrimental loss of sunlight, nor would the development appear overbearing or unduly dominant towards neighbouring properties.</p> <p>In regards to privacy, the rooflights would be inserted the gable roof of the dwelling, with windows inserted into each flank elevation of the dormers. Three of the windows would serve non-habitable spaces and so could be secured by condition to be obscured glazed to protect the privacy of adjoining neighbours. Two of the windows would serve bedrooms and the positioning and size of these windows would not result in adjoining neighbours to experience a detrimental loss of privacy. A Juliet balcony would be inserted into the first-floor rear elevation and would be positioned a sufficient distance from the Cuffley School that adjoins the site to the rear.</p>
<p><b>Access, car parking and highway considerations</b></p>	<p>Paragraph 107 of the NPPF states that if setting local parking standards authorities should take into account the accessibility of the development; the type, mix and use of the development; the availability of and opportunities for public transport; local car ownership levels; and the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.</p> <p>The Council's Interim Car Parking and Garage Policy confirms that planning applications will be determined on a case-by-case basis to achieve a sensible level of parking provision taking account of existing SPG standards, NPPF guidance, the relevant circumstances of the proposal, its site context and its wider surroundings.</p> <p>The proposal would increase amount of bedrooms within the dwelling from three to four. The Council's Parking Standards advises dwellings with four or more bedrooms in this location should provide parking for three vehicles. The application site benefits from a front hardstanding suitable to park one vehicle. The site also features a shared driveway with No. 11 which leads to a garage to the rear of the application site. The garage is approximately 3.2m wide and 7.7m long, and so is suitably sized to park a vehicle. Due to the shared</p>

	<p>driveway however, a further vehicle could not park within the site without obstructing access to the garage of No. 11.</p> <p>South Drive has had issues with car parking as evidenced by car parking restrictions in place from 11am – 1pm Monday to Friday in the area. An under provision of on-site car parking is therefore not acceptable in this location.</p> <p>This application has therefore not overcome previous refusal reason 2 of application 6/2022/1414/HOUSE as the proposal would result in an unacceptable under provision of car parking spaces. The proposal therefore fails to comply with Policies D1 and M14 of the Welwyn Hatfield District Plan 2005; the Supplementary Design Guidance 2005; the Supplementary Planning Guidance on Parking Standards 2004; and the National Planning Policy Framework.</p>
<p><b>Conclusion</b></p>	
<p>As it was considered under refused application 6/2022/1414/HOUSE, the proposed development, by virtue of the dormers, would result in unduly dominant and overbearing additions to the dwelling that would fail to complement and reflect the design and appearance of the application dwelling. Accordingly, the proposed development represents a poor standard of design which is harmful to the appearance of the application dwelling and the character of the area, contrary to Policies D1, D2 and GBSP2 of the Welwyn Hatfield District Plan; Policies SP9 and SADM11 of the Emerging Local Plan; the Supplementary Design Guidance; and the National Planning Policy Framework.</p> <p>Furthermore, the proposal fails to provide adequate on-site parking to accommodate the proposed development, failing to comply with Policies D1 and M14 of the Welwyn Hatfield District Plan; the Supplementary Design Guidance; the Supplementary Planning Guidance on Parking Standards; and the National Planning Policy Framework.</p>	

**Reasons for Refusal:**

1. The proposed development, by virtue of the dormers, would result in unduly dominant and overbearing additions to the dwelling that would fail to complement and reflect the design and appearance of the application dwelling. Accordingly, the proposed development represents a poor standard of design which is harmful to the appearance of the application dwelling and the character of the area, contrary to Policies D1, D2 and GBSP2 of the Welwyn Hatfield District Plan; Policies SP9 and SADM11 of the Emerging Local Plan; the Supplementary Design Guidance; and the National Planning Policy Framework.
  
2. The proposal fails to provide adequate on-site parking to accommodate the proposed development, failing to comply with Policies D1 and M14 of the Welwyn Hatfield District Plan; the Supplementary Design Guidance; the Supplementary Planning Guidance on Parking Standards; and the National Planning Policy Framework.

**REFUSED DRAWING NUMBERS**

3.	<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
			Block plan	12 September 2022

	Location plan	12 September 2022
1	Existing Elevations	12 September 2022
2	Existing Floor Plans	12 September 2022
5	Roof Plans	12 September 2022
6	Section Plans	12 September 2022
3	Proposed Elevations	12 September 2022
4	Proposed Floor Plans	12 September 2022

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).

**Determined By:**

Mr Mark Peacock  
28 October 2022