

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

**DELEGATED APPLICATION**

**Application No:** 6/2022/2472/HOUSE  
**Location:** 31 Northaw Road East Cuffley Potters Bar EN6 4LU  
**Proposal:** Erection of single storey side infill  
**Officer:** Ms Elizabeth Mugova

**Recommendation:** Granted

6/2022/2472/HOUSE

<b>Context</b>	
<b>Site and Application description</b>	<p>The application site comprises a detached bungalow located on the eastern side of Northaw Road East.</p> <p>Planning permission is sought for a single storey side infill extension. The proposal will create a larger bedroom.</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: E6/1957/0397/            Decision: Granted            Decision Date: 16 May 1957            Proposal: Addition of bedroom and lounge to dwelling.</p> <p>Application Number: S6/1985/0698/            Decision: Granted            Decision Date: 06 January 1986            Proposal: Single storey rear extension and garage</p> <p>Application Number: S6/1992/0307/FP            Decision: Granted            Decision Date: 23 June 1992            Proposal: Erection of rear conservatory</p> <p>Application Number: S6/2011/1683/LUP            Decision: Refused            Decision Date: 21 September 2011            Proposal: Certificate of lawfulness for the demolition of existing conservatory a erection of garden room</p> <p>Application Number: S6/2011/1755/LUP            Decision: Refused            Decision Date: 21 September 2011            Proposal: Certificate of lawfulness for partial demolition of existing garage and erection of single storey side extension and installation of photovoltaic panels on roof</p>

	Application Number: S6/2011/2265/FP Decision: Granted Decision Date: 29 November 2011 Proposal: Demolition of rear conservatory and replacement with single storey rear extension and part extension and conversion of garage to side of property to form utility room. Installation of 7 solar panels to side plane of roof		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Neighbour letters		
<b>Summary of neighbour responses</b>	No representations received		
<b>Consultees and responses</b>	No representations received		
<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			
<b>Main Issues</b>			
<b>Is the development within a conservation area?</b>			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<b>Would the significance of the designated heritage asset be preserved or enhanced?</b>			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			
<b>Comment (if applicable):</b>			
<b>Would the development reflect the character of the area?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Comment (if applicable):</b> The Government attaches great importance to the design of the built environment. The National Planning Policy Framework (NPPF) notes that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Policies D1 and D2 of the adopted Welwyn Hatfield District Plan (2005) are of relevance and seek to provide a good standard of design in all new development and require that all new development respects and relates to the character and context of the area in which it is to be sited. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG), which also requires that residential extensions should be complementary in design and be subordinate in size and scale to the existing dwelling. The above objectives are broadly consistent with Policies SP1 and SP9 of the Council's Emerging Local Plan 2016.			
<p>The application site comprises a single flat roofed utility to the side of the property which is set back from the front elevation. The proposal fills the gap in front of the utility.</p> <p>The proposed infill extension would not be a disproportionate increase in the size of the original dwelling. It is considered that the extension as proposed would be a subservient addition to the existing dwelling and would not detract the character and appearance of the host dwelling or the surrounding area.</p> <p>Northaw Road East Road comprises of detached bungalows and a number of these properties have been extended; resulting in mixed roof designs. The proposal would have a flat roof with a false pitch to the front. Although the false pitch would be too low compared to the main roof, it is considered that</p>			

this would complement the mixed roof designs in the local area. Therefore, the proposed extension would not be detrimental to the street scene and character of the area.

The proposed external materials for the extension would match the existing house. Subject to a planning condition regarding matching materials, it is considered that the design of the extension would adequately respect and relate to the existing dwelling and the character of the area in accordance with local and national policies.

**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 impact of the proposed development on the residential amenity of neighbouring occupiers is considered in terms of the impact on access to day/sun/sky light, privacy and overbearing impact.

The neighbouring property likely to be impacted by the proposal is No. 33 Northaw Road East. It's been observed that three windows on the south elevation side of the neighbouring property are all obscured glazed. Furthermore, the proposed side elevation facing No 33 would be obscure glazed. In order to protect the residential amenity of the adjoining occupiers, it is considered necessary and reasonable to attach a planning condition to ensure that the window is fixed and cannot be opened below a height of 1.7 metres above floor level and obscure glazed.

Overall, the proposal would not unduly affect the amenity and living conditions of neighbouring occupiers.

**Would the development provide / retain sufficient parking?**

Yes  No  N/A

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

**Conclusion**

Subject to the suggested condition, there are no objections raised with regard to the relevant national and local planning policies.

**Conditions:**

1. The exterior of the development hereby approved shall be constructed in the materials specified on the submitted application form.

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 side elevation window (No. 33 Northaw Road East Road) hereby approved must be obscure-glazed to a level equivalent to Pilkington Level 3 or above 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. Obscure glazing does not include applied film or one-way glass.

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:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
20444 S001		Existing plans & elevations	27 October 2022
20444 P001	B	Plans & elevations as proposed	14 December 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](mailto: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](http://www.hertfordshirebc.co.uk)

**Determined By:**

Mr Derek Lawrence  
21 December 2022