

**WELWYN HATFIELD BOROUGH COUNCIL
ASSISTANT DIRECTOR (PLANNING)**

DELEGATED APPLICATION

Application No: 6/2022/2787/HOUSE
Location: 23 Kingswell Ride Cuffley Potters Bar EN6 4LH
Proposal: Erection of single storey side extension
Officer: Ms Kirsty Shirley

Recommendation: Granted

6/2022/2787/HOUSE

Context			
Site and Application description	The application site is located to the north of Kingswell Ride. The application site is comprised of a detached bungalow which has benefitted from previous extensions. The application site benefits from a front driveway and an elongated rear garden that adjoins open fields.		
Constraints (as defined within WHDP 2005)	SAG - 0 - 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		
Relevant planning history	<p>Application Number: S6/2005/0677/FP Decision: Refused Decision Date: 20 July 2005 Proposal: Erection of two storey rear extension and alterations to roof including new dormers</p> <p>Application Number: S6/2007/1008/FP Decision: Refused Decision Date: 28 August 2007 Proposal: Erection of two storey rear extension and alterations to roof including side roof extensions</p> <p>Application Number: 6/2022/2041/LAWP Decision: Granted Decision Date: 17 October 2022 Proposal: Certificate of lawfulness for erection of outbuilding</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 21 December 2022 Site Notice Expiry Date: 13 January 2023 Neighbour notification letter		
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 The Welwyn Hatfield Draft Local Plan Proposed Submission (August 2016) Incorporating The Proposed Main Modifications (January 2023) (Draft 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 side extension would be positioned behind the existing single storey side projection and would finish in line with the rear elevation of the dwelling, infilling the current space. The positioning and scale of the extension would appear subservient towards the application dwelling. The roof of the extension would project above the garage, allowing for partial views of the extension from the street scene. The roof form of the extension would match the roof form of the garage and matching materials can be secured by condition to ensure that the development remains in keeping with the appearance of the dwelling and character of the wider area.	
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): No neighbour representations have been received. The scale and positioning of the development would not result in adjoining neighbours to experience an undue loss of light nor would the development appear overbearing or unduly dominant. In terms of privacy, a modest sized window would be inserted into the ground floor flank elevation facing towards adjoining neighbour No. 21. The window would serve a non-habitable space and can be conditioned to be obscured glazed to maintain the privacy of the occupiers of No. 21. A window would also be inserted into the rear elevation of the extension, but no neighbours adjoin the rear of the application site.	
Would the development provide / retain sufficient parking?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Comment (if applicable): The development would not increase the amount of bedrooms within the dwelling and so car parking is not a consideration for this application.	
Conclusion	
Subject to the suggested condition, the development would be in accordance with the relevant policies of the Welwyn Hatfield District Plan; the Draft Local 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 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
J22 10.PP-01		Location and Block Plan	8 December 2022
J22 10.PP-07		Proposed Elevations	8 December 2022
J22 10.PP-02		Existing Floor Plans and Cross Section	8 December 2022
J22 10.PP-03		Existing Elevations	8 December 2022
J22 10.PP-04		Proposed Ground Floor	8 December 2022
J22 10.PP-05		Proposed First Floor and Roof Plan	8 December 2022
J22 10.PP-06		Proposed Cross Section	8 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 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.
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 Mark Peacock
31 January 2023