

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

**DELEGATED APPLICATION**

**Application No:** 6/2023/0620/HOUSE  
**Location:** 21 Theobalds Road Cuffley Potters Bar Hertfordshire EN6 4HQ  
**Proposal:** Erection of a single storey front to rear side and rear extension with rear raised deck following demolition of existing rear garage  
**Officer:** Ms Kirsty Shirley

**Recommendation:** Granted

6/2023/0620/HOUSE

<b>Context</b>			
<b>Site and Application description</b>	Theobalds Road is a residential street situated in the centre of the specified settlement of Cuffley. The street features detached bungalows and 'chalet style' bungalows. The application site is comprised of a detached bungalow, with front garden, front driveway, detached rear garage and rear garden.		
<b>Constraints (as defined within WHDP 2005)</b>	PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0 Wards - Northaw & Cuffley - Distance: 0 A4D - ARTICLE 4 DIRECTION - Distance: 0		
<b>Relevant planning history</b>	Application Number: S6/1981/0137/ Decision: Granted Decision Date: 25 March 1981 Proposal: Car port		
<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			
<p><b>The Welwyn Hatfield Draft Local Plan Proposed Submission (August 2016) Incorporating The Proposed Main Modifications (January 2023) (Draft Local Plan) Policies:</b>            SP1 Delivering Sustainable Development            SP9 Place Making and High Quality Design            SADM11 Amenity and Layout            SADM2 Highway Network and Safety</p>			

**Northaw and Cuffley Neighbourhood Plan 2022 to 2036 Policies:**

D1 Residential Design and Amenity

D2 Local Character

**Main Issues****Is the development within a conservation area?** Yes  No**Would the significance of the designated heritage asset be preserved or enhanced?** Yes  No  N/A**Comment** (if applicable):**Would the development reflect the character of the area?** Yes  No

**Comment** (if applicable): Theobalds Road was originally comprised of modest pitched roof bungalows and overtime there have been variations to the character in the area, notably through conversions of loft space into habitable spaces and single storey extensions.

Development similar to that proposed is noted frequently within this area and the proposal would therefore be in keeping with the character of the area.

The scale and design of the development would not detract from the appearance of the dwelling, and matching materials can be secured by condition to ensure the development remains in keeping with appearance and character of the dwelling and wider area.

**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): No neighbour representations have been received.

The proposed decking would have 1.8m high trellis screens on either side. Such screening can be secured by condition to ensure the privacy of the occupiers of adjoining neighbours No. 19 and No. 23 is maintained. No windows would be inserted at first-floor level of the dwelling and the development would therefore maintain the degree of privacy currently experienced by adjoining neighbours.

The positioning and scale of the development would not result in adjoining neighbours to experience an undue loss of sunlight nor would the development appear overbearing or unduly dominant.

**Would the development provide / retain sufficient parking?** Yes  No  N/A

**Comment** (if applicable): The development would demolish the garage as well as increase the amount of bedrooms from one to three within the dwelling. The development would also increase the size of the hardstanding to the front of the site, creating on-site car parking sufficient to park three vehicles. The development would therefore retain sufficient on-site car parking.

**Conclusion**

Subject to the suggested conditions, the proposal would be in accordance with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan; Policies SP9 and SADM11 of the Draft Local Plan; Policies D1 and D2 of the Northaw and Cuffley Neighbourhood 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.

2. Prior to the first occupation of the development hereby permitted, the trellis screening must be implemented in accordance with drawing 2308 EP01, hereby approved. Thereafter, the trellis must be retained in accordance with the approved drawing unless otherwise agreed in writing by the Local Planning Authority.

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>
2308 EP01		Existing and Proposed Plans and Elevations and Location and Block Plans	21 March 2023

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 Mark Peacock  
16 May 2023