

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

**DELEGATED APPLICATION**

**Application No:** 6/2023/0657/HOUSE  
**Location:** 9 South Drive Cuffley Potters Bar EN6 4HP  
**Proposal:** Erection of the front porch  
**Officer:** Ms Kirsty Shirley

**Recommendation:** Refused

6/2023/0657/HOUSE

<b>Context</b>	
<b>Site and Application description</b>	<p>This part of South Drive is characterised by bungalows that are similar in scale and style, with the exception being No. 17 South Drive which is located at the end of this row of dwellings. Excluding No. 17, the bungalows feature a variety of materials but have key characteristics replicated on each bungalow, including an arched entranceway with brick detailing and a hipped or gabled front facing feature.</p> <p>The application site is a detached bungalow with front garden, front driveway, shared access to the rear of the site and rear garden.</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 - Glasshouses, market gardens and nursery grounds - 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</p> <p>Application Number: 6/2022/2114/HOUSE            Decision: Refused            Decision Date: 28 October 2022            Proposal: Installation of side dormers and erection of a single storey rear extension with loft space converted into habitable space</p> <p>Application Number: 6/2022/2803/LAWP            Decision: Granted            Decision Date: 17 January 2023            Proposal: Certificate of lawfulness for the erection of two dormers on both sides of the roof</p> <p>Application Number: 6/2022/2727/LAWP            Decision: Refused            Decision Date: 18 January 2023            Proposal: Certificate of lawfulness for the erection of front porch</p>

	Application Number: 6/2022/2698/HOUSE Decision: Granted Decision Date: 23 January 2023 Proposal: Erection of single storey rear extension with extension and alteration of roof from hip to gable  Application Number: 6/2023/0200/LAWP Decision: Refused Decision Date: 13 March 2023 Proposal: Certificate of lawfulness for the erection of a porch		
<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 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			
<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			
<b>Northaw and Cuffley Neighbourhood Plan 2022 to 2036 Policies:</b> D1 Residential Design and Amenity D2 Local Character			
<b>Main Issues</b>			
<b>Design (form, size, scale, siting) and Character (appearance within the streetscene)</b>	District Plan Policies D1 and D2 respectively require high quality design in all new development and for proposals to respect and relate to the character and context of their location, 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. Policy GBSP2 directs new development into the existing towns and specified settlements within the district, providing that it will be limited to that which is compatible with the maintenance and enhancement of their character. These policies are consistent with the design policies contained in the draft Local Plan (SP1, SP9 and SADM11) and the Northaw and Cuffley Neighbourhood Plan (D1 and D2). The Northaw and Cuffley Neighbourhood Plan (Appendix 2 Design Code and Guidance) advises extensions should consider the materials and architectural features of the existing building and recreate this style to		

	<p>design an extension that matches and complements the existing building.</p> <p>Paragraph 126 of the NPPF clearly advises that the creation of high-quality 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. At paragraph 130, the NPPF further advises that decisions should ensure developments will function well, be visually attractive, sympathetic to local character and establish a strong sense of place.</p> <p>Paragraph 134 is clear that <i>“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 and codes.”</i></p> <p>The proposal is for a front porch. The front porch would feature a hipped roof and the porch would extend slightly beyond the projection of the front facing bay window.</p> <p>The ridge of the hipped roof of the porch would be in alignment with the ridge of the hipped roof of the bay window. The front porch would project slightly further than the existing bay window and the side roof slopes of the hipped roof would be larger than those of existing front facing hipped roof.</p> <p>The proposal would introduce a further front facing hipped feature within the roof slope of the existing dwelling. While hipped features are predominant within the area, the secondary hipped feature would detract from the primary hipped feature of the dwelling by virtue of a competing scale and positioning. Furthermore, the proposal would result in the removal of the characteristic bricked archway. The positioning and design of the proposal would therefore result in undue harm to the appearance of the application dwelling as well as detrimentally detracting from the character of the area, contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan; Policies SP1 and SP9 of Draft Local Plan; Policies D1 and D2 of the Northaw and Cuffley Neighbourhood Plan; the Supplementary Design Guidance; and the National Planning Policy Framework.</p>
<b>Impact on neighbours</b>	<p>No neighbour representations have been received.</p> <p>The scale and positioning of the development would not result in adjoining neighbours to experience an undue loss of light or privacy, nor would the development appear overbearing or unduly dominant towards adjoining neighbours.</p>
<b>Access, car parking and highway considerations</b>	<p>The development would not increase the number of bedrooms within the dwelling nor would the on-site car parking arrangements be altered as a result of this proposal.</p>
<b>Conclusion</b>	
<p>The proposed development, as a result of the positioning and design, would result in undue harm to the appearance of the application dwelling as well as detrimentally detracting from the character of the area, contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan; Policies SP1 and SP9 of Draft Local Plan; Policies D1 and D2 of the Northaw and Cuffley Neighbourhood Plan; the Supplementary Design Guidance; and the National Planning Policy Framework.</p>	

**Reasons for Refusal:**

1. The proposed development, as a result of the positioning and design, would result in undue harm to the appearance of the application dwelling as well as detrimentally detracting from the character of the area, contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan; Policies SP1 and SP9 of Draft Local Plan; Policies D1 and D2 of the Northaw and Cuffley Neighbourhood Plan; the Supplementary Design Guidance; and the National Planning Policy Framework.

**REFUSED DRAWING NUMBERS**

2.

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
230322-01		Site and Block Plan	23 March 2023
230322-02		Existing and Proposed Floor Plans	23 March 2023
230322-03		Existing and Proposed Front and Rear Elevations	23 March 2023
230322-04		Existing and Proposed Side Elevations	23 March 2023
230322-05		Existing and Proposed Sections	23 March 2023

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  
19 May 2023