

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

DELEGATED APPLICATION

Application No: 6/2023/1142/HOUSE
Location: 3 Kingsmead Cuffley Potters Bar EN6 4AN
Proposal: Erection of single storey rear extension following demolition of conservatory
Officer: Ms Jessica Fuller

Recommendation: Granted

6/2023/1142/HOUSE

Context			
Site and Application description	<p>The application site is located in Cuffley and comprises a semi-detached bungalow with a generous rear garden.</p> <p>Planning permission is sought for the erection of a single storey rear extension following the demolition of the existing conservatory.</p>		
Constraints (as defined within WHDP 2005)	<p>NPA - Northaw and Cuffley Neighbourhood Plan Area - Distance: 0 SAG - 0 - Distance: 0 PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0 Wards - Northaw & Cuffley - Distance: 0 A4D - Article 4 Direction - Glasshouses, market gardens and nursery grounds - Distance: 0</p>		
Relevant planning history	<p>Application Number: S6/1986/0682/FP Decision: Granted Decision Date: 06 November 1986 Proposal: Single storey side and rear extensions</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 1
Publicity	Neighbour notification letters.		
Summary of neighbour responses	52 Plough Hill – Comment: A polite comment to keep in mind and inform relevant contractors - please be conscious that a pipe runs from 52 plough hills domestic pump underneath 3 Kingsmead and out to the main drains. Thanks.		
Consultees and responses	None received.		
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 Others:			

The Welwyn Hatfield Draft Local Plan Proposed Submission (August 2016) Incorporating The Proposed Main Modifications (January 2023) (Draft Local Plan) Policies:

SP1 Delivering Sustainable Development
SP9 Place Making and High Quality Design
SADM11 Amenity and Layout

Northaw and Cuffley Neighbourhood Plan:

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 dwelling and surrounding area?

Yes No N/A

Comment (if applicable):

Paragraph 126 of the National Planning Policy Framework (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.

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)

The Northaw and Cuffley Neighbourhood Plan states the requirement for extensions to be appropriate to their scale, nature and location, and how newly built extensions should not overwhelm the building from any given point. The plan goes on to discuss how development should encourage a strong sense of place by addressing the character and context.

This application seeks planning permission for the erection of single storey rear extension following the demolition of the existing conservatory. The proposed extension would be located to the rear of the host dwelling and would not be unduly visible within Kingsmead. The size and design would not be an over prominent feature being a single storey extension, and as such would not be a detrimental feature within the streetscene. The proposed extension would not appear overbearing and would be subordinate to the host dwelling.

The proposed materials can be secured by condition to match the existing dwelling, and it is considered that the design would relate well to the host dwelling. It therefore follows that there is no conflict with Policies GBSP2, D1 and D2 of the adopted Welwyn Hatfield District Plan 2005 insofar as these seek to ensure that development is designed to a high quality and respects local character and context. Therefore, the proposed works are considered to sufficiently preserve the character and appearance of the property. The proposal further complies with the National Planning Policy Framework, and the Northaw and Cuffley Neighbourhood Plan in terms of design and impact on local character.

Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)

Yes No N/A

Comment (if applicable):

An occupant of Number 52 Plough Hill, which shares part a boundary with the application site, has commented regarding a pipe running underneath the application dwelling. Although the concern is noted, there is no evidence to suggest that the proposal would have adverse impact upon drainage and, given the relatively small scale of works proposed, no further information is required to determine the application. Matters relating to drainage are covered by other legislation and several informatives are suggested to alert the applicant to other consents which may be required.

Overall, the scale and positioning of the development would not result in adjoining neighbours to experience an undue loss of sunlight or privacy, 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 not increase the number of bedrooms within the dwelling or impact the current car parking within the site. Therefore, a car parking assessment is not required for this application.

Conclusion

Subject to the suggested condition, the proposed development would be in accordance with the relevant national and local planning policies.

Conditions:

1. The brickwork, roof tile, bond, mortar, windows, detailing, guttering, soffits and other external decorations of the approved extension/alterations must match the existing dwelling/building 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
01	A	1085 Plans	21 June 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 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. 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.
4. 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.
5. 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
16 August 2023