

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

DELEGATED APPLICATION

Application No: 6/2023/1261/HOUSE
Location: 55 The Ridgeway Cuffley Potters Bar EN6 4BD
Proposal: Extension to existing dormer
Officer: Mrs Kerrie Charles

Recommendation: Granted

6/2023/1261/HOUSE

Context	
Site and Application description	<p>The application site is located to the south of The Ridgeway and is comprised of a detached two storey dwelling with front driveway and sizeable rear garden. The dwelling has been previously extended.</p> <p>This application seeks planning permission for extension to the existing rear dormer.</p>
Constraints (as defined within WHDP 2005)	<p>NPA - Northaw and Cuffley Neighbourhood Plan Area - Distance: 0 SAG - 0 - Distance: 0 GB - Greenbelt - Distance: 0 LCA - Landscape Character Area (Northaw Great Wood) - Distance: 0 LCA - Landscape Character Area (Northaw Common Parkland) - Distance: 0 LNR - Local Nature Reserve(Northaw Great Wood) - Distance: 17.02 PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 17.02 Wards - Northaw & Cuffley - Distance: 0 A4D - Article 4 Direction - Glasshouses, market gardens and nursery grounds - Distance: 17.02</p>
Relevant planning history	<p>Application Number: E6/1963/0447/ Decision: Granted Decision Date: 18 February 1964 Proposal: Detached house and garage.</p> <p>Application Number: S6/1976/0087/ Decision: Refused Decision Date: 08 April 1976 Proposal: Two storey front extension including new garage</p> <p>Application Number: S6/1992/0722/FP Decision: Granted Decision Date: 11 January 1993 Proposal: Two storey front and single storey side extensions and formation of pitched roof over existing flat roof to side</p> <p>Application Number: S6/1994/0116/FP Decision: Granted Decision Date: 14 April 1994 Proposal: Alterations to roof to incorporate new front and rear dormers, and alterations to side elevation incorporating new dormer window to side elevation</p>

	<p>Application Number: S6/1995/0492/FP Decision: Granted Decision Date: 01 September 1995 Proposal: Erection of front extension to existing garage</p> <p>Application Number: 6/2021/3198/HOUSE Decision: Granted Decision Date: 25 February 2022 Proposal: Erection of a single storey rear extension, alterations to fenestrations and existing balcony above extension</p> <p>Application Number: 6/2022/0836/LAWP Decision: Refused Decision Date: 14 June 2022 Proposal: Certificate of lawfulness for a loft conversion with rear dormer</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 5 September 2023 Site Notice Expiry Date: 26 September 2023		
Summary of neighbour responses	No responses received.		
Consultees and responses	Northaw and Cuffley Parish Council – No comment Hertfordshire Ecology – No objection subject to informative		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input checked="" type="checkbox"/> GBSP1 <input 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 Others: RA3 Northaw and Cuffley Neighbourhood Plan 2023			
Main Issues			
Green Belt			
<p>The site is located within the Metropolitan Green Belt as defined by Local Plan Policy GBSP1. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.</p> <p>Paragraph 149 of the NPPF states that the construction of new buildings should be regarded as inappropriate development subject to not meeting a number of exceptions. One relevant exception is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. This approach is consistent with Policy RA3, which requires permission for extensions to existing dwellings within the Green Belt to be allowed only where the proposal would not have an adverse visual impact in terms of its prominence, size, bulk and design on the character, appearance and pattern of development of the surrounding countryside.</p> <p>This application seeks planning permission to extend the existing rear dormer window.</p> <p>The dwelling has been previously extended, most recently with a rear extension. The planning history shows that the footprint of the original dwelling was approximately 113m² and the existing footprint of the dwelling is approximately 159m². The footprint of the dwelling has been increased to</p>			

approximately 169m², representing an approximate increase in footprint of 49% from the original footprint.

The proposed dormer would not create any additional floor space and the addition is not considered to dominate the original dwelling or significantly alter its appearance or character.

Taking account of the above, it is considered that in regards to both its size and relationship with the original dwelling, the proposal would not result in disproportionate additions over and above the size of the original building. The proposal would therefore represent appropriate development in the Green Belt. The Courts have held that appropriate development is not harmful to Green Belt openness or the purposes of including land within it.

Would the development reflect the character of the dwelling?

Yes No

Comment (if applicable):

The proposed dormer would extend the existing rear dormer. The proposed dormer being located at the rear would not be visible within the immediate streetscene however, would have some visibility from neighbouring properties.

The works are not considered to be overly prominent or out of keeping due to the size and location, matching materials to be proposed.

The Council's Supplementary Design Guidance states at paragraph 5.2 vi that 'dormer windows should be contained within the roofslope, be subservient to the roof of the property and be in proportion to the existing fenestration of the property. They must not extend above the ridge height of the existing dwelling and the dormer cheeks should be at least 1 metre from the flank wall of the property or of the party wall with the adjoining property.' The proposed dormer is below the ridge height and set in either side by 1m and would with comply with the SDG.

On balance, it is considered that the design would relate well to the host dwelling and it 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, respects local character and context and therefore considered to sufficiently preserve the character and appearance of the property and is compatible with the character of Cuffley. The proposal further complies with the National Planning Policy Framework in terms of design and the Northaw and Cuffley Neighbourhood Plan 2023.

Would the development reflect the character of the area?

Yes No

Comment (if applicable):

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.

It is considered that the proposed development would not result in a detrimental impact on the residential amenity of any neighbouring occupier in terms of loss of light, appearing unduly dominant or result in an impact on privacy.

Overall, it is considered that the living conditions of the adjoining occupiers are maintained to an acceptable level in accordance Policy D1 Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005.

Would the development provide / retain sufficient parking?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Comment (if applicable):	
Any other issues	<u>Ecology</u> The site is located within close proximity to Northaw Great Wood which is a local nature reserve. Ecology was consulted on the application and do not have any objection however have advised an informative to be added if permission was to be granted. <i>"If bats, or evidence for them, are discovered during the course of works, work must stop immediately, and advice sought on how to proceed lawfully from an appropriately qualified and experienced Ecologist or Natural England to avoid an offence being committed."</i>
Conclusion	
The proposal is considered to be appropriate development in the Green Belt Policy in accordance with District Plan Policies GBSP1, RA3 and the NPPF. Giving consideration to the scale and setting of the proposed development, it is considered that the amenity of the neighbours would be maintained as well as the appearance of the dwelling and the character of the area, in accordance with the Supplementary Design Guidance, District Plan Policy D1 and Policy D2, NPPF and Northaw and Cuffley Neighbourhood Plan 2023.	

Conditions:

1. The development must not be carried out other than in accordance with the details of external materials specified on the submitted application form. Details of any alternative materials to be used in the construction of the external surfaces shall be submitted to and approved in writing by the Local Planning Authority prior to above ground development. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of maintaining the character and visual amenity of the area, in accordance with the Welwyn Hatfield District Plan 2005; the draft Local Plan Proposed Submission August 2016; 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
AUG2023_55 TRW_03		Location Plan	4 August 2023
AUG23_55T		Existing Plans and Elevations	25 September 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. If bats, or evidence for them, are discovered during the course of works, work must stop immediately, and advice sought on how to proceed lawfully from an appropriately qualified and experienced Ecologist or Natural England to avoid an offence being committed.
2. 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.
3. 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.
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
25 September 2023