

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

DELEGATED APPLICATION

Application No: 6/2023/1340/HOUSE
Location: 4 Hook Lane Northaw Potters Bar Hertfordshire EN6 4DA
Proposal: Erection of single storey rear infill extension
Officer: Mrs Kerrie Charles

Recommendation: Granted

6/2023/1340/HOUSE

Context			
Site and Application description	<p>No.4 Hook Lane is a two storey semi-detached dwelling located within the Metropolitan Green Belt. The dwelling has been previously extended with a two storey rear extension.</p> <p>This application sees planning permission for a single storey infill rear extension.</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 Common Parkland) - Distance: 0 PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0 ROW - BRIDLEWAY (NORTHAW 010) - Distance: 3 Wards - Northaw & Cuffley - Distance: 0 A4D - Article 4 Direction - Glasshouses, market gardens and nursery grounds - Distance: 0 WILD - Hook Lane - Distance: 0</p>		
Relevant planning history	<p>Application Number: S6/1990/0582/FP Decision: Granted Decision Date: 28 September 1990 Proposal: Two storey rear extension</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	<p>Site Notice Display Date: 2 August 2023 Site Notice Expiry Date: 23 August 2023</p>		
Summary of neighbour responses	No responses received.		
Consultees and responses	No comments received.		
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
Emerging Policy SADM34
Northaw and Cuffley Neighbourhood Plan 2023

Main Issues

Green Belt

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.

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.

This application seeks planning permission for a single storey infill rear extension.

The original dwelling measured a total of 115.4 square metres. The dwelling has been previously extended with a two storey rear extension. The two storey extension consisted of 24.42sq additional floor space which equated to a 21% total increase.

The proposed infill extension would amount to approximately 8.4 square metres of additional floor space. The percentage increase to the existing dwelling would equate to 28.45% and the dwelling would result in overall floor space of 148 square metres.

An increase of 28.45% of floorspace over and above the size of the existing dwelling in Green Belt land is not considered to result in a disproportionate increase in the original dwelling.

The addition, considered cumulatively, would not dominate the original dwelling and it is not considered that it would 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 extension would be located to behind an existing side extension and would not be prominent within the streetscene. The proposed design and materials relate well to the host dwelling and 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.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> 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.	
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	N/A
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:

- The development must not be carried out other than in accordance with the details of external materials specified on the approved drawings. 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

- 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
1623_YPUK_P001	P1	SITE LOCATION PLAN	29 June 2023
1623_YPUK_P002	P1	BLOCK PLAN	29 June 2023
1623_YPUK_P003	P1	EXISTING PLANS	29 June 2023
1623_YPUK_P004	P1	EXISTING ELEVATIONS	29 June 2023

1623_YPUK_ P005	P1	PROPOSED PLANS	29 June 2023
1623_YPUK_ P006	P1	PROPOSED ELEVATIONS	29 June 2023
1623_YPUK_ P007	P1	PROPOSED SECTION	29 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. 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
22 August 2023