

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

DELEGATED APPLICATION

Application No: 6/2023/1422/HOUSE
Location: 52A Plough Hill Cuffley Potters Bar EN6 4DS
Proposal: Installation of automated and manual swinging gates
Officer: Ms Kirsty Shirley

Recommendation: Granted

6/2023/1422/HOUSE

Context			
Site and Application description	The application site is located to the east of Plough Hill and is comprised of a detached, two-storey dwelling with substantial front hardstanding and rear garden.		
Constraints (as defined within WHDP 2005)	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		
Relevant planning history	<p>Application Number: S6/2002/0947/FP Decision: Granted Decision Date: 01 August 2002 Proposal: Erection of single storey rear extension</p> <p>Application Number: S6/2006/0672/FP Decision: Refused Decision Date: 20 July 2006 Proposal: Erection of first floor rear extension</p> <p>Application Number: S6/2006/1223/FP Decision: Refused Decision Date: 09 November 2006 Proposal: Erection of first floor rear extension</p> <p>Application Number: S6/2007/0230/FP Decision: Granted Decision Date: 27 March 2007 Proposal: Erection of first floor rear extension</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Neighbour notification letter		
Summary of neighbour responses	None received		

Consultees and responses	Northaw & Cuffley Parish Council – <i>no comment</i> HCC Hertfordshire Transport Programmes & Strategy - <i>the proposal is not considered to result in any adverse impact on the highway network and therefore the Highway Authority has no objection to the proposal.</i>
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 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 The Welwyn Hatfield Draft Local Plan Proposed Submission (August 2016) Incorporating The Proposed Main Modifications (January 2023) (Draft Local Plan) Policies: SADM11 Amenity and Layout SP1 Delivering Sustainable Development SP9 Place Making and High Quality Design The Northaw and Cuffley Parish Council Neighbourhood Plan policies: D1 Residential Design and Amenity D2 Local Character	
Main Issues	
Is the development within a conservation area?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the significance of the designated heritage asset be preserved or enhanced?	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Comment (if applicable):	
Would the development reflect the character of the area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<p>Comment (if applicable): The proposal is for the installation of one automated sliding gate and one manual swinging gate. The gates would be positioned in alignment with one another and would be substantially setback from the highway. The gates would feature round vertical bars with decorative Fleur-de-lis finials. The bars would be at two different heights, with bars approximately 0.7m in height positioned in between bars that are approximately 1.7m in height. The gates would be supported by three square support posts which would be approximately 1.8m. The gates would be constructed of steel with a black satin finish and would be similar in height to the boundary treatments at No. 52 and No. 50.</p> <p>The boundaries of nearby properties tend to be characterised by open, verdant frontages. Where enclosures are featured, these feature material and finishes typically reflect the material and finishes of the host dwelling of the site.</p> <p>The proposed boundary treatment would exclusively use metal railings. Black metal railings are noted as part of boundary treatments on adjoining neighbours No. 50 and No. 52 as well as within the immediate area of the site. Boundary treatments using black metal railings exclusively are noted particularly on East Ridgeway.</p> <p>While the material and finish of the metal railings would not reflect the materials or finishes of the application dwelling, the scale and design of the metal railings would not harmfully detract from the appearance of the dwelling. The style and height of the metal railings would relate to the character and context of the area. The colour of the metal railings can be secured by condition to ensure the development remains in keeping with the character and appearance of the area.</p>	

Would the development reflect the character of the dwelling?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment (if applicable): See above.
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. The proposed alterations would not result in adjoining neighbours to experience an undue loss of light, nor would the development appear overbearing or unduly dominant.
Would the development provide / retain sufficient parking?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment (if applicable): The Highways Authority have not raised any objections to the boundary treatment. The development would retain sufficient on-site car parking.
Conclusion
Subject to the suggested condition, the proposed development would be in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan; Policies SADM11, SP1 and SP9 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 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; 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
TQRQM2318 8151813252		Site Plan	7 July 2023
J35365-PC-03	A	Proposed Elevation View From Inside Of The Property	7 July 2023
J35365-PC-01	A	Existing Elevation View And Layout View	7 July 2023

J35365-PC-02	A	Proposed Elevation View And Layout View	7 July 2023
TQRQM2320 9114834085		Location plan	28 July 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.

Determined By:

Mr Mark Peacock
15 September 2023