

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

**DELEGATED APPLICATION**

**Application No:** 6/2023/1760/HOUSE  
**Location:** 34 The Ridgeway Cuffley Potters Bar EN6 4AX  
**Proposal:** Erection of two storey front infill extension and a front portico  
**Officer:** Ms Elizabeth Mugova

**Recommendation:** Granted

6/2023/1760/HOUSE

| <b>Context</b>                          |  |
|---|--|
| <b>Site and Application description</b> | <p>The application site comprises a detached dwelling in a large, wide and deep plot on the northern side of The Ridgeway. The dwellings along The Ridgeway are large and generally well set back from the road in spacious deep plots.</p> <p>Planning permission is sought for the erection of two storey front infill extension and a front portico.</p>  |
| <b>Constraints</b>                      | <p>NPA - Northaw and Cuffley Neighbourhood Plan Area - Distance: 0<br/> SAG - 0 - Distance: 0<br/> PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0<br/> Wards - Northaw &amp; Cuffley - Distance: 0<br/> A4D - Article 4 Direction - Glasshouses, market gardens and nursery grounds - Distance: 0<br/> BLR - Brownfield Land Registry(Cuffley - 36 The Ridgeway) - Distance: 0</p>   |
| <b>Relevant planning history</b>        | <p>Application Number: S6/2002/0488/FP<br/> Decision: Granted<br/> Decision Date: 28 May 2002<br/> Proposal: Erection of two storey front, side and rear extensions and alterations to existing roof</p> <p>Application Number: S6/2003/0070/FP<br/> Decision: Granted<br/> Decision Date: 11 March 2003<br/> Proposal: Erection of two storey front, rear and side extension and alterations to roof to include front dormer windows</p> <p>Application Number: 6/2022/0799/HOUSE<br/> Decision: Granted<br/> Decision Date: 29 June 2022<br/> Proposal: Erection of detached garage, ground and first floor side and rear extension with new roof design and rear dormers. Proposed landscape works including the raising of patio to ground floor rear level to cover the existing pool to lower ground to create a spa complex, seating and shisha room.</p> |

| <b>Consultations</b>  |   |           |          |
|---|---|-----------|----------|
| <b>Neighbour representations</b>  | Support: 0                                    | Object: 0 | Other: 0 |
| <b>Publicity</b>  | Neighbour letters                             |           |          |
| <b>Summary of neighbour responses</b>   | No representations received                   |           |          |
| <b>Consultees and responses</b>   | Northaw & Cuffley Parish Council - No comment |           |          |
| <b>Relevant Policies</b>  |   |           |          |
| <input checked="" type="checkbox"/> NPPF<br><br><u>The Welwyn Hatfield Borough Council Local Plan 2016-2036 (October 2023):</u><br><br>SP1 Delivering Sustainable Development<br>SP9 Place Making and High Quality Design<br><br><u>Northaw and Cuffley Neighbourhood Plan 2022 to 2036 Policies:</u><br>D2 Local Character<br><br>Others:<br>Supplementary Design Guidance 2005<br>Councils Parking Standards (SPG) adopted January 2004.<br>Supplementary Design Guidance 2005 (SDG)  |   |           |          |
| <b>Main Issues</b>  |   |           |          |
| <b>Is the development within a conservation area?</b>   |   |           |          |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |   |           |          |
| <b>Would the significance of the designated heritage asset be preserved or enhanced?</b>  |   |           |          |
| <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A  |   |           |          |
| <b>Comment (if applicable):</b>   |   |           |          |
| <b>Would the development reflect the character of the area?</b>   |   |           |          |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   |   |           |          |
| <b>Comment:</b> The dwellings along The Ridgeway exhibit a wide range of styles, designs and materials. The two storey front extension would be an infill extension, finishing in line with the front elevation of the host dwelling. The size and scale of the extension would be subservient towards the application dwelling. Furthermore, the proposed front portico would be of an acceptable scale and design. Whilst the two storey front infill extension and portico would be visible from the street, it is considered that the proposal would not harmfully detract from the character and appearance of the application dwelling and wider area.<br><br>The proposed external materials are acceptable. Subject to a planning condition regarding external materials, it is considered that the proposed development would adequately respect and relate to the existing dwelling and the character of the area in accordance with local and national policies. |   |           |          |
| <b>Would the development reflect the character of the dwelling?</b>   |   |           |          |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A  |   |           |          |
| <b>Comment:</b> See above   |   |           |          |
| <b>Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)</b>   |   |           |          |
| <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A  |   |           |          |

**Would the development provide / retain sufficient parking?** Yes  No  N/A**Conclusion**

Subject to the suggested condition, it is considered that the proposal is acceptable and is in accordance with the development plan.

**Conditions:**

1. 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 Borough Council 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:

| <b>Plan Number</b> | <b>Revision Number</b> | <b>Details</b>                          | <b>Received Date</b> |
|--------------------|------------------------|---|----------------------|
| 34TR3N6000         |                        | Existing Site and Location Plan         | 29 August 2023       |
| 34TREN601          |                        | Existing Plans - Ground Floor           | 29 August 2023       |
| 34TREN602          |                        | Existing Plans - First Floor            | 29 August 2023       |
| 34TREN603          |                        | Existing Plans - Loft Floor             | 29 August 2023       |
| 34TREN604          |                        | Existing Site Plan                      | 29 August 2023       |
| 34TREN605          |                        | Existing and Proposed Elevations        | 29 August 2023       |
| 34TR3N606          |                        | Existing Side Elevations                | 29 August 2023       |
| 34TREN607          |                        | Proposed Plans - Ground Floor           | 29 August 2023       |
| 34TREN608          |                        | Proposed Plans - First Floor            | 29 August 2023       |
| 34TREN609          |                        | Proposed Plans - Loft Plan              | 29 August 2023       |
| 34TREN6010         |                        | Proposed Plans                          | 29 August 2023       |
| 34TREN611          |                        | Proposed Side Elevations                | 29 August 2023       |
| 34TREN6-000        |                        | Proposed Front Elevations with Finishes | 2 November 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. 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.
3. 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](mailto: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](http://www.hertfordshirebc.co.uk)

**Determined By:**

Mr Mark Peacock  
7 November 2023