

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

DELEGATED APPLICATION

Application No: 6/2024/0120/HOUSE
Location: 21 Theobalds Road Cuffley Potters Bar EN6 4HQ
Proposal: Proposed loft conversion including two side dormers, a roof light window and insertion of a first floor window to the front and rear elevations
Officer: Mrs Kerrie Charles

Recommendation: Granted

6/2024/0120/HOUSE

Context	
Site and Application description	<p>The application site serves a single storey bungalow on the eastern side of Theobalds Road located within a predominately residential area within the ward of Northaw and Cuffley.</p> <p>This planning application seeks planning permission for a proposed loft conversion including two side dormers, a roof light window and insertion of a first floor window to the front and rear elevations.</p> <p>The dormers will be set within each flank roofslope to facilitate additional living accommodation at roof level thus 2x additional bedrooms within the loft. The dormers would be symmetrically aligned and positioned within the roof, set back towards the rear end of the building. The dormers would be set down approximately 0.4 metres below the main roof's apex and set approximately 1.0 metre above the main roof eaves level and overall measure approximately 3.30 metres depth x 6.5 metres width x 2.4 metres height. Side facing windows would be set within the flank walls of the dormers.</p> <p>A new opening in the front roofslope (east elevation), side roofslope (south elevation) and rear roofslope (west elevation) are proposed. The officer notes that at the time of a site visit, building works for approved scheme ref 6/2023/0620/HOUSE was underway.</p>
Constraints	<p>NPA - Northaw and Cuffley Neighbourhood Plan Area - Distance: 0 PAR - PARISH (NORTHAW AND CUFFLEY) - Distance: 0 Wards - Northaw & Cuffley - Distance: 0</p>
Relevant planning history	<p>Application Number: 6/2017/1069/HOUSE Decision: Granted Decision Date: 24 August 2017 Proposal: Erection of single storey rear extension and installation of dormer windows to facilitate loft conversion to habitable space</p> <p>Application Number: 6/2023/0620/HOUSE Decision: Granted Decision Date: 16 May 2023 Proposal: Erection of a single storey front to rear side and rear extension with rear raised deck following demolition of existing rear garage</p>

Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	N/A		
Summary of neighbour responses	None		
Consultees and responses	Northaw & Cuffley Parish Council has objected to the proposal. They would like to submit an objection as the flank windows create a privacy issue. These windows should be totally obscured glass with no opening below 1.8 metres.		
Relevant Policies and Guidance			
National Planning Policy Framework			
The Welwyn Hatfield Borough Council Local Plan 2016-2036:			
<ul style="list-style-type: none"> • SP1 Delivering Sustainable Development • SP3 Settlement Strategy and Green Belt Boundaries • SP9 Place Making and High-Quality Design • SP10 Sustainable Design and Construction • SADM12 Parking, Servicing and Refuse 			
Northaw and Cuffley Neighbourhood Plan 2022-2036:			
<ul style="list-style-type: none"> • D2 Local Character 			
Planning Guidance:			
<ul style="list-style-type: none"> • Supplementary Design Guidance 2005 • Planning Practice Guidance • Supplementary Planning Guidance Parking Standards 2004 • Interim Policy for Car Parking Standards and Garage Sizes 2014 			
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 type="checkbox"/> Yes <input type="checkbox"/> No			
Comment (if applicable): Theobalds Road and surrounding roads such as Northaw Road East predominantly consist of single storey bungalows of a similar style to the application dwelling, with simple hipped roofs. Over time, a number of these properties have been extended and the loft space converted to create habitable accommodation at first floor level. There are several similar examples of this form of development on Theobalds Road, namely adjacent no 19 (to the north) and no 23 (to the south).			
The application property is currently single storey and benefits from a garage to the side. At the time of the officer site visit, construction works were underway to build out planning consent ref: 6/2023/0620/HOUSE.			
This planning application seeks planning permission for a proposed loft conversion including two side dormers, a roof light window and insertion of a first floor window to the front and rear elevation to facilitate additional living accommodation at roof level. The dormers would be identical in scale,			

size, form and height and position, symmetrically aligned within the roof and set back towards the rear end of the building, which to a degree reduces its visual prominence from the public realm. The dormers would allow sufficient spacing from the main roof's ridge, eaves and cheeks, therefore, provide some visual relief and thus appear visually contained and subservient within the roof form. The new openings in the front, rear and side roof slopes would support new rooms within the loft space and would be considered acceptably sized and positioned.

A condition has been imposed to ensure the use of matching materials and it is therefore, considered acceptable in this regard and would not appear at odds with the established pattern of development in the immediate and local area and is therefore, considered acceptable in this regard.

Would the development reflect the character of the dwelling?

Yes No N/A

Comment (if applicable): As above.

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

Yes No N/A

Comment (if applicable): No representations have been received from neighbouring properties, however an objection has been received from the Parish council in regards to neighbour amenity.

Plans show window openings be set within the walls of the proposed dormers. As adjacent no's 19 (to the north) and no 23 (to the south) have carried out similar works, there is a potential for direct overlooking into neighbouring bedrooms. Therefore, to mitigate the potential for actual/perceived overlooking, a condition has been imposed to ensure that new openings are obscurely glazed and non-opening 1.7 metres above the floor of the room in which the window is installed.

Due to the site circumstances, the new openings in the front and rear roofslope would not lead to any further loss of privacy to neighbouring sites than currently afforded. In addition to this, due to site circumstances relating to the siting, scale and position of development, the proposal is considered to not result in the loss of light or outlook to neighbour occupiers and as such is considered acceptable in this regard.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable): In accordance with the Councils Parking SPG for 4 or more-bedroom dwellings, there is sufficient capacity within the front forecourt area for up to 3 spaces in accordance with policy, the proposal is not likely to result any further parking pressures onto the kerbside or prejudice highway safety and therefore, acceptable in this regard.

Any other issues

None

Conclusion

Subject to conditions, the proposed development is in accordance with the development plan and is recommended for approval.

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.

3. Any upper floor window located in a roof slope forming a side elevation of the building must be obscure-glazed to a level equivalent to Pilkington Level 3 or above and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall be retained in that form thereafter. Obscure glazing does not include applied film or one-way glass.

REASON: To protect the residential amenity and living conditions of adjoining occupiers in accordance with the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

DRAWING NUMBERS

4. 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
2308 EP02		Existing & proposed plans & elevations & location and block plans	22 January 2024

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

POSITIVE AND PROACTIVE STATEMENT

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
8 April 2024