



NORTHAW & CUFFLEY PARISH COUNCIL

7 Maynard Place, Cuffley, Herts, EN6 4JA
Telephone: 01707 875825

3 September 2021

MAJOR OBJECTION TO PLANNING APPLICATION 6/2021/1973, MANOR COTTAGE

The Parish Council has considered in detail the above application and wishes to make a major objection to this application on several grounds as set out below.

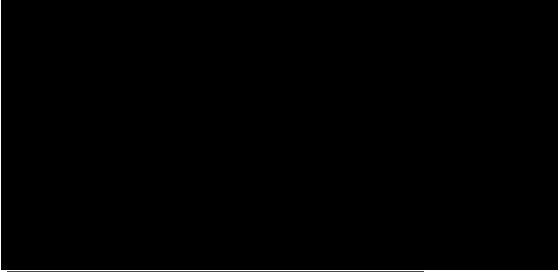
- **Green Belt harm** - the applicant states the proposed new dwelling is 46% larger in volume than the one it replaces (including permitted development extensions). The applicant justifies this with reference to emerging policy SADM34 in the draft Local Plan (2016), which states that, in quantitative terms, up to a 50% increase in footprint, volume, and/or external dimensions (height, width) *may* be considered acceptable. Also relevant is Paragraph 149 of the NPPF (2021) which permits replacement dwellings in the Green Belt only where the new dwellings is not materially larger than the one it replaces. Firstly, Policy SADM34 is an emerging policy and as such cannot be afforded full weight. Secondly, the draft policy is clear that the impact cannot be assessed quantitatively and a qualitative assessment will also be undertaken to assess aspects such as scale, bulk and massing within the site context alone. In qualitative terms, the 3D views and elevations show the proposed dwelling would clearly have a greater impact on Green Belt openness and be materially larger than the existing dwelling, incorporating a tall pitched roof, an excessive number of large windows, and extending the area of hardstanding on site. It would therefore be inappropriate Green Belt development which can only be approved in very special circumstances. These very special circumstances do not exist.
- **Landscape impact** - the design of the proposed dwelling would appear more suburban than the existing house. This is at odds with the defining rural character of Northaw Common Parkland Character Area (as assessed in the 2005 Landscape Character Assessment).
- **Loss of undeveloped land** - the proposal would result in a loss of currently undeveloped land to hardstanding. As well as contributing towards Green Belt openness, undeveloped land supports natural drainage and biodiversity and its loss would undermine these key functions.
- **No highways assessment** - the proposals replace a 2-bed dwelling with a 4-bed dwelling. The proposals include a large triple garage and additional parking area which could feasibly be used to park up to 10 vehicles. New access points are proposed to the private road but no detailed scaled plans are provided with the application. No highways assessment has been submitted by the applicant to allow the local authority to consider potential highways safety and potential trip generation impacts.
- **No ecology survey** - the proposals include the demolition of an existing building that may provide suitable habitat for bats. As a protected species, a survey of the existing building should be undertaken and be submitted in support the application.



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Yours sincerely,



Lisa Chaplin LCGI PSLCC CiLCA CPFA
Clerk/RFO
For and on behalf of
Northaw & Cuffley Parish Council