

Erection of first floor rear extension, roof alterations and 2x rear Juliet balconies following demolition of conservatory and outbuildings. Change of materials and replacement windows and installation of new front access and exit gates

at:

35 Carbone Hill, Northaw, Herts. EN6 4PN.

## **Supporting Planning Statement**

by:

**Philip Dean Limited**  
Town Planning Services

On behalf of:

Mr. & Mrs Yilmaz

February, 2018



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## **1.0 INTRODUCTION**

1.1 This report relates to a proposal for the erection of first floor rear extension, roof alterations and 2x rear Juliet balconies following demolition of conservatory and outbuildings, change of materials and replacement windows and installation of new front access and exit gates at 35 Carbone Hill, Northaw, Herts. EN6 4PN.

### **1.2 Scope**

This report comprises a Supporting Planning Statement, prepared using the guidelines of the Commission for Architecture and the Built Environment (CABE) and DCLG in 2006/2010. The evaluation of the proposal (Section 7) considers the scheme in relation to the factors identified by CABE/DCLG, but also assesses the scheme in relation to relevant development plan policy and Government guidance. This evaluation is informed by Sections 2 to 6, which consider the physical, economic, social, historical and policy context of the site, noting how these factors have influenced the design of the scheme.

### **1.3 The report concludes that:**

- a. The proposed development falls within the Green Belt. The development can be viewed as an exception to 'inappropriate development' given that there will be a net reduction in volume and footprint and no increase in floor area.
- b. The five functions of green belt (NPPF para. 80) will not be breached and policy GBSP1 of the 2005 Local Plan will not be prejudiced.
- c. The extended dwelling is well-designed in a high quality form providing exceptionally good standards of general amenity for future occupants. It exhibits good architecture and takes account of the physical constraints and opportunities of the site. Policy D1 is fully satisfied in this respect.

- d. The development takes the opportunity to improve and enhance the character and appearance of the host building and the locality generally, (NPPF Paras.60 & 64).
- e. The development accords with all guidance contained in the national planning policy framework and local plan policies
- f. Revisions incorporated into the scheme follow two levels of pre-application advice and meetings with the planning officer, and the current proposals fully accord with the advice received.
- g. The proposal causes no material harm to any interest of acknowledged planning importance and accordingly the presumption in favour of sustainable development should apply.

## 2.0 CONTEXT.

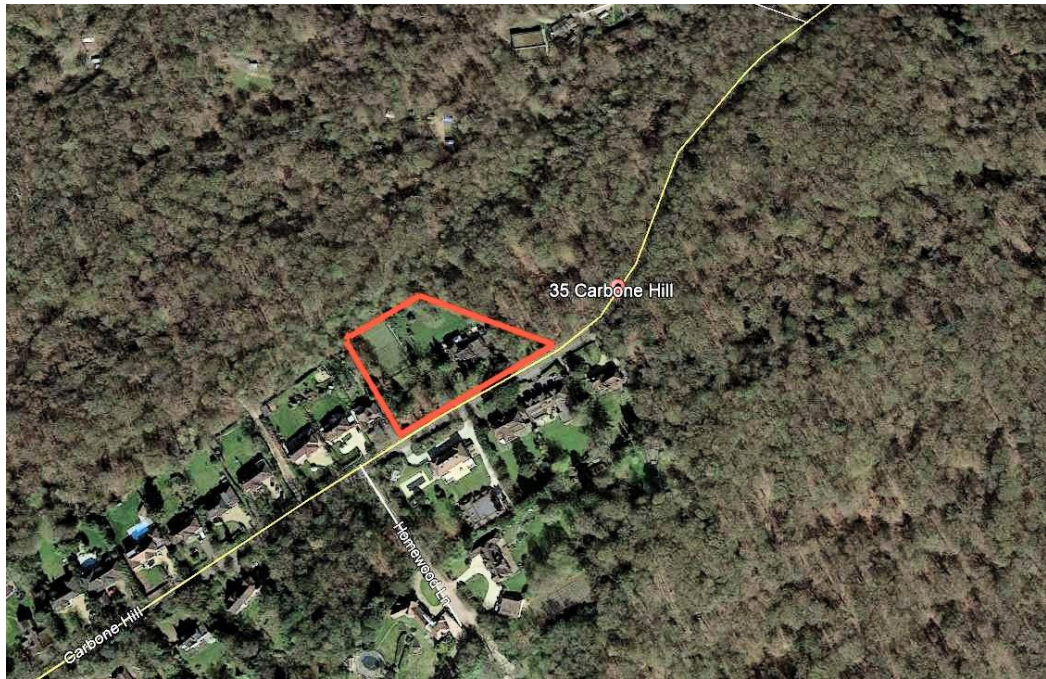
Assessment of the physical, social and economic characteristics of the area of the development

- 2.1 The application site is located on the north-west side of Carbone Hill close to the junction with Homewood Lane, and is within the designated Northaw Great Wood, and within the policy area of the Northaw Great Wood Landscape Character Area.



- 2.2 The whole area is washed over on the proposals map of the Local Plan as green belt.





2.3 Occupying the site is a detached two-storey detached dwelling with attached garage and ancillary accommodation. The dwelling is set well back from the road frontage and has a particularly wide site frontage with two access points to the public highway.



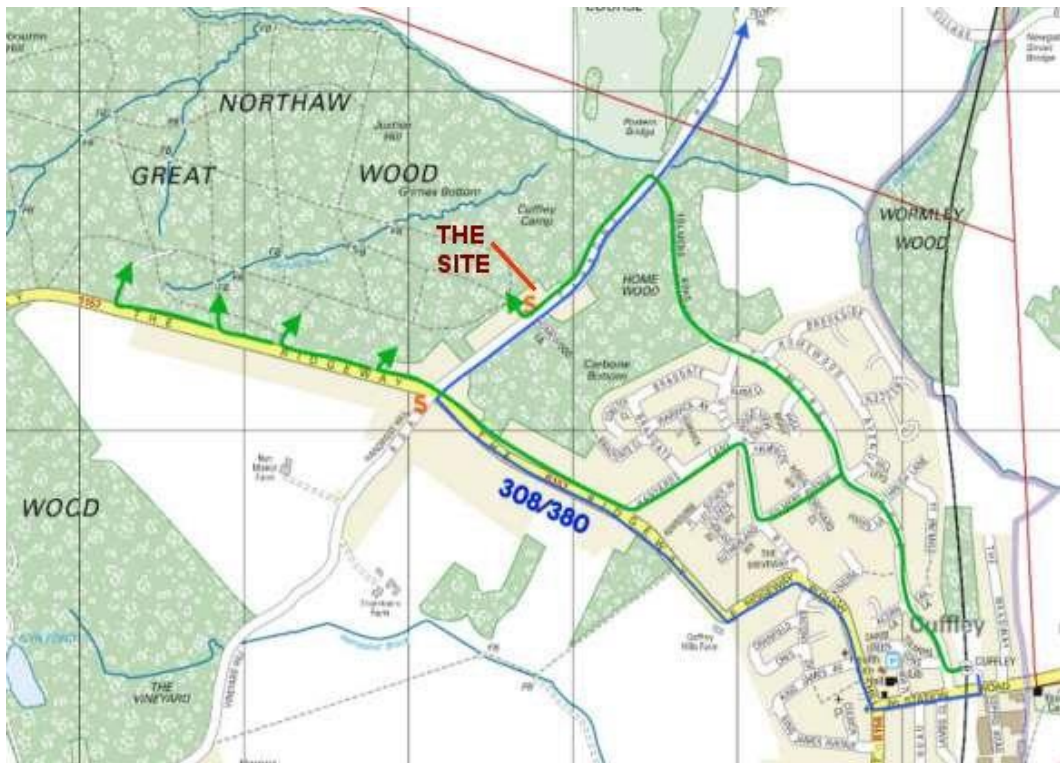
Views from the front





Views from the rear

- 2.4 The main dwelling has been the subject of a number of extensions and alterations over the years (see planning history section, below).
- 2.5 In terms of sustainable transport, the location of the property is on two bus routes operated by Centrebus, the 308 and 380 (see below).



- 2.6 Residential needs are served by the village of Cuffley nearby which also contains doctors and dentist facilities. Educational, and other substantial domestic needs are served by nearby towns.

### 3.0 RELEVANT PLANNING HISTORY

- 3.1 Ref: 6/2017/2263/LAWP. A Certificate of Lawfulness granted in respect of a poolhouse, detached garage, gym building and home office, on 3<sup>rd</sup> November, 2017.



- 3.2 Ref: 6S6/2014/1921/FP. Planning permission granted for a first floor extension on 29<sup>th</sup> October, 2014.
- 3.3 Ref: S6/1997/0515/FP. Planning permission granted for the erection of a front porch on 29<sup>th</sup> July, 1997.
- 3.4 Ref: S6/1991/0121/FP. Planning permission granted for the erection for a conservatory on 15<sup>th</sup> April, 1991.
- 3.5 Ref: S6/1983/0327.FP. Planning permission granted for a single storey rear extension on 20<sup>th</sup> July, 1983.
- 3.6 Ref: S6/1976/0322/FP. Planning permission granted for a two storey and ground floor side and rear extension on 9<sup>th</sup> July, 1976.



## 4.0 POLICY CONTEXT

### Government Guidance

#### 4.1 National Planning Policy Framework (NPPF):

In terms of protecting the green belt, Paragraph 80 states the five purposes of the Green Belt.

4.2 Paragraph 87 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

4.3 Paragraph 89 goes on to identify certain forms of new building construction which are not considered inappropriate in the green belt by way of exceptions:

- *Buildings for agriculture and forestry;*
- *Provision of appropriate facilities for outdoor sport and outdoor recreation, and for cemeteries, as long as it preserves the openness of the green belt and does not conflict with the purposes of including land within it;*
- *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;*
- *The replacement of a building, providing the new building is in the same use and not materially larger than the one it replaces;*
- *Limited infilling in villages and limited affordable housing for local community needs under policies set out in the Local Plan;*
- *Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the green belt and the purposes of including land within it than the existing development.*

4.4 In terms of design issues, paragraph 17 cites 12 principles that planning should promote. Principle 4 in this list is that planning should:

*“....always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”.*

4.5 On design matters, paragraph 55 states covers the point where the construction of a:

*“truly outstanding or innovative property would help to raise standards of design more generally in rural areas.” (NPPF Para. 55).*

4.6 Para. 56 goes on to state that:

*“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.*

4.7 Paragraph 58 emphasises that:

*“Planning...decision should ensure that developments ...are visually attractive as a result of good architecture and appropriate landscaping”.*

4.8 Paragraph 60 goes on to say that:

*“Planning decisions should not attempt to impose architectural styles or particular tastes and should not stifle innovation, originality or initiative..... .It is proper to seek to promote or reinforce local distinctiveness”.*

4.9 The NPPF makes a final reference to design in the following at paragraph 64:

*“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”*

4.10 In terms of determining planning applications, Para 187 states that:

*“Local Planning Authorities should look for solutions rather than problems and decision-makers at every level should seek to approve applications for sustainable development where possible.*

4.11 Para 197 goes on to say that:

*“In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development”*

It is considered that the current scheme for the application site falls to be considered in terms of the presumption in favour.

4.12 The Welwyn Hatfield District Plan 2005. This is the adopted local plan for the entire administrative area of the Council. The following policies to be directly relevant:

#### Policy GBSP1 – Definition of the Green Belt

*The Green Belt will be maintained in Welwyn Hatfield as defined on the proposals map.....*

#### Policy SD1 - Sustainable Development

*Proposals will be permitted where it can be demonstrated that the principles of sustainable development are satisfied and that they accord with the objectives and policies of this plan. To assist the Council in determining this, applicants will be expected to submit a statement with their planning application demonstrating how their proposals address the sustainability criteria in the checklist contained in the Supplementary Design Guidance.*

#### Policy D1 - Quality of Design

*The Council will require the standard of design in all new development to be of a high quality. The design of new development should incorporate the design principles and policies in the Plan and the guidance contained in the Supplementary Design Guidance.*

#### Policy D2: Character and Context

*The Council will require all new development to respect and relate to the character and context of the area in which it is proposed. Development proposals should as a minimum maintain, and where possible, should enhance or improve the character of the existing area.*

#### Policy M14 - Parking Standards For New Development

*The Council will require parking provision for new development to be made in accordance with the standards set out in the Council's supplementary planning guidance on parking. These standards represent the maximum allowable provision, except for cycle parking and car parking for disabled people where the standards represent the minimum allowable.*

*In urban areas of the district which are accessible by non-car modes, the Council will require parking standards for non-residential development to be reduced below the maximum allowable provision, in line with the methodology set out in the supplementary planning guidance on parking, unless it can be clearly demonstrated that such a limitation to the development would be detrimental to the economic viability of the area. The zones where such reductions will be applied are identified in the supplementary planning guidance.*

Welwyn Hatfield Council Supplementary Design Guidance February, 2005.

Residential extensions:

Para. 5.2. The Council require that:

*i) extensions should be designed to complement and reflect the design and character of the dwelling and be subordinate in scale;*

*ii) the extension must not reduce the space around the dwelling to such an extent that the dwelling looks cramped on its site. The spacing of buildings adjacent to and in the locality of the site should be reflected;*

*iii) the extension should not cause loss of light or be unduly dominant from adjoining properties, as a result of either the length of projection, the height or the proximity of the extension;*

*iv) the materials of the extension should match those of the existing dwelling;*

*v) for all multi-storey, two-storey and first floor side extensions, a minimum distance of 1m between the extension and the adjoining flank boundary must be maintained; it is important that existing spacing in the street scene is reflected which may result in larger distances being required. This spacing is to prevent over development across plot widths and a terracing effect within areas of detached and semi-detached properties, to ensure that the extension of a dwelling does not prejudice the ability of an adjacent occupier to extend without destroying any separation spaces that exist and to preserve the amenity of adjoining dwellings including those whose rear gardens adjoin the proposed extension;*

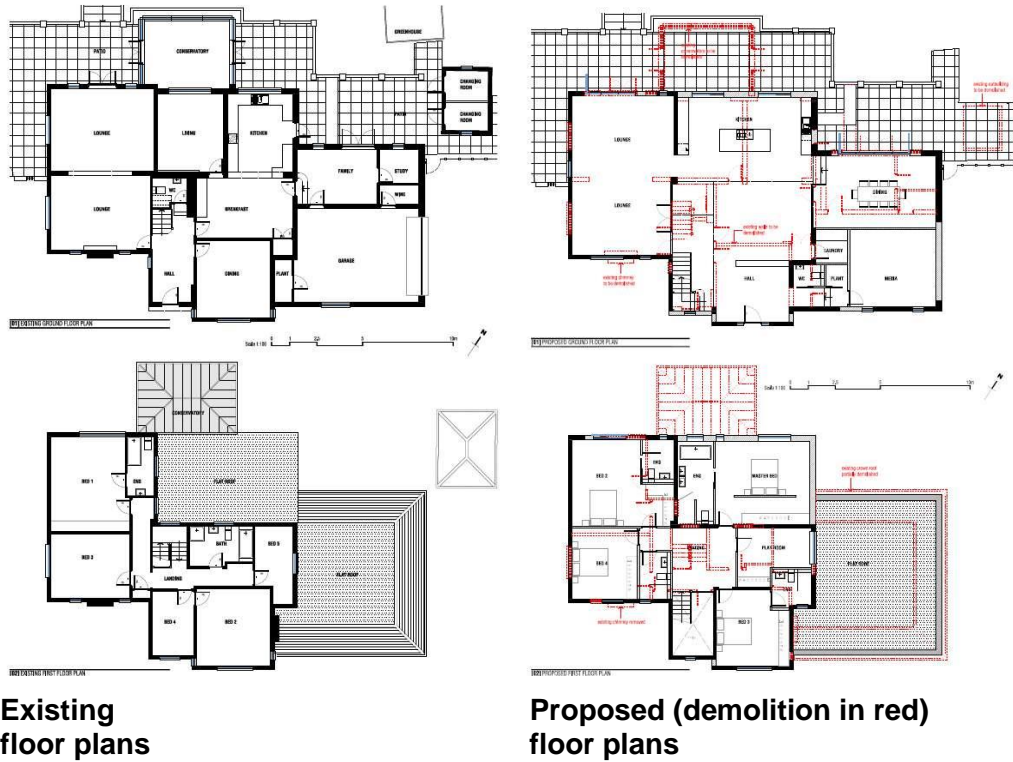
*vi) dormer windows should be contained within the roof slope, be subservient to the roof of the property and be in proportion to the existing fenestration of the property. They must not extend above the ridge height of the existing dwelling and the dormer cheeks should be at least 1 metre from the flank wall of the property or of the party wall with the adjoining property.*

4.13 The Welwyn Hatfield new Local Plan for the period up to 2032 has recently been the subject of an Examination in Public and it is expected that adoption will be later this year. The weight which should be given to such draft policies is for the decision-maker to assess.



## 5. DESCRIPTION OF DEVELOPMENT

5.1 The proposal envisages a first floor rear extension together with roof alterations. This will be compensated by the demolition of the existing conservatory and outbuildings. At the front of the site a new wall, piers, railings and gates are also proposed.



**Existing elevations**



**Proposed elevations**

## **6.0 Consultation**

- 6.1 The proposal has been the subject of extensive consultation with the local planning authority.
- 6.2 An initial pre-application submission was made on 3<sup>rd</sup> November, 2017 and subsequently a meeting took place on-site with the planning case officer, Mr. David Elmore, on 22<sup>nd</sup> November, 2017.
- 6.3 Formal written feedback was received on 11<sup>th</sup> January, 2018.
- 6.4 Further negotiation and interaction then took place with the planning officer which culminated in a follow-up meeting this time held at the Council Offices on 29<sup>th</sup> January, 2018.
- 6.5 Amendments were incorporated following this meeting and positive feedback was then received which generates the current planning application submission.

## 7.0 EVALUATION

### 7.1 Use

The application site is located within the defined Green Belt (Local Plan Policy GBSP1). In such areas permission will not be given for inappropriate development unless very special circumstances exist which outweigh the harm by reason of inappropriateness. In terms of the principle of the use for residential purposes, this is considered acceptable in the light of the current residential use subject to assessment of issues including size, form and design.

### 7.2 Amount

Key to the basic acceptability of the proposed scheme is the amount of new floor area, footprint and volume proposed compared with that of the existing and original dwelling. In making this assessment there will be considerable demolition involving removal of both footprint and volume. Our proposal involves the removal of:

- Crown roof to the two storey rear extension;
- Crown roof to existing garage and utility area;
- Removal of pitched roof to front extension;
- Removal of two chimneys;
- Existing conservatory;
- Summer house;
- Green house;
- Changing room outbuilding;

Taking account these reductions the comparative figures are as follows (also fully demonstrated on submitted drawing no.131\_PL13):

	<b>Existing</b>	<b>Proposed</b>
<b>Volume</b>	1238	1181
<b>Footprint</b>	264	216



In terms of floor space, we would not disagree with the pre-application written advice which concludes that the resultant dwelling as proposed would have an equal floor area to that of the existing dwelling.

Thus, the amount of new development clearly falls within the definition of NPPF para. 89 in that it does not result in disproportionate additions.

### 7.3 Layout

There is no change in terms of the footprint to the main dwelling as the primary works relate to the provision of a rear first floor extension above an existing footplate. The removal of the conservatory at the rear actually reduces the ground floor plate of the main dwelling. Internally, the functioning of spaces and rooms will be much improved and accord more with modern-day living requirements.

The site frontage will be changed to include walls, recessed gates and piers with suitable railings and landscaping. This will not create imposing entrances but sympathetic to their surroundings and in-keeping with others in the locality. We have omitted the front boundary wall from the originally submitted pre-application scheme and followed the principle design of those opposite the application site.



### 7.4 Scale

There will be no change to the form and profile of the building from the front, with the exception of a reduction in height of the attached garage structure and minor roof alterations. The proposed rear first floor extension will not be visible from the public realm. Being located at the rear, the visual impact will be negligible. All other elements of the

scheme involve a reduction or removal of built form and therefore will have no adverse impact on the public realm. The removal of the conservatory and outbuildings will centralise the structures on-site and result in an improved impact on the openness of the green belt. No adverse effects will arise in terms of building scale.

#### 7.4 Appearance

Of considerable importance is the fact that the current property is somewhat tired and in need of upgrading. The applicants seek to provide a dwelling of high quality design and appearance. The change in style and material will enhance the site and its location.

We have now added more brickwork to the external façade compared with the pre-application submission, at the request of the planning officer. Materials are now considered acceptable and include white render, grey concrete roof tiles with bonnet hips, together with grey-coated aluminium window frames. Windows sills have been raised at the front as recommended, although those at the rear remain full height.

Although the colour palette is a departure from most properties in the immediate locality, the same is true for the property directly opposite (no. 26) which is a new build. Local distinctiveness has therefore been fully considered as required by the NPPF (paras. 60 and 64).

#### 7.5 Impact to neighbours.

There will be no adverse impact on neighbours. No overlooking, loss of privacy or loss of sunlight/daylight will arise. The residential amenity of neighbouring occupiers will be protected.

#### 7.4 Landscaping.

No existing landscaping features of importance will be affected within the site. New frontage hedging is proposed as shown on the proposed site layout plan.

#### 7.5 Amenity Space

More than sufficient private amenity space will be provided and retained.

7.6 Access and Parking.

Internal access facilities within the building will comply with Part M of the Building Regulations.

The existing vehicular access points and entrances will be retained and enhanced in the manner previously described.

Sufficient off-street parking facilities will remain to meet adopted parking standards.

## 8 CONCLUSIONS

8.1 The conclusions reached in this report are that:

- a. The proposed development falls within the Green Belt. The development can be viewed as an exception to 'inappropriate development' given that there will be a net reduction in volume and footprint and no increase in floor area.
- b. The five functions of green belt (NPPF para. 80) will not be breached and policy GBSP1 of the 2005 Local Plan will not be prejudiced.
- c. The extended dwelling is well-designed in a high quality form providing exceptionally good standards of general amenity for future occupants. It exhibits good architecture and takes account of the physical constraints and opportunities of the site. Policy D1 is fully satisfied in this respect.
- d. The development takes the opportunity to improve and enhance the character and appearance of the host building and the locality generally, (NPPF Paras.60 & 64).
- e. The development accords with the all guidance contained in the national planning policy framework and local plan policies
- f. Revisions incorporated into the scheme follow two levels of pre-application advice and meetings with the planning officer, and the current proposals fully accord with the advice received.
- g. The proposal causes no material harm to any interest of acknowledged planning importance and accordingly the presumption in favour of sustainable development should apply.