

**ELECTRONICALLY SUBMITTED VIA
PLANNING PORTAL REF PP-11741353**

23 March 2023

Our Ref: PD/KH/22052

Mr Chris Carter
Assistant Director (Planning)
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
AL8 6AE



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Dear Mr Carter

**TOWN AND COUNTRY PLANNING ACT 1990, AS AMENDED
ERECTION OF DETACHED DWELLINGHOUSE
LAND ADJACENT TO THE WARREN, 8 CARBONE HILL, CUFFLEY, POTTERS
BAR EN6 4PL**

I enclose a planning application for the construction of a detached dwellinghouse at land adjacent to The Warren, 8 Carbone Hill, Cuffley, Potters Bar EN6 4PL. The application is submitted on behalf of Mr Ian and Mrs Philippa Cooper, the landowners.

The application comprises:

- (1) Planning Application Form and Ownership Certificate
- (2) Application Drawings prepared by Ascot Design:
 - 21-J3888-LP01 – Location Plan
 - 21-J3888-01 – Site Layout
 - 21-J3888-02 – Proposed Floor Plans
 - 21-J3888-03 – Proposed Elevations
 - 21-J3888-04 – Proposed Indicative Street Scene
 - 21-J3888-05 – Proposed Indicative Site Section and Gates Plan
 - 21-J3888-06 – Urban Grain Plan
- (3) Design and Access Statement prepared by Ascot Design, March 2023
- (4) Planning Statement prepared by Paul Dickinson and Associates, Town Planning and Development Consultants, March 2023
- (5) Tree Survey and Arboricultural Impact Assessment ref. GHA/DS/162240:22 (14 November 2022), Tree Constraints Plan rev. C, Arboricultural Impact Plan rev.

D and Tree Protection Plan prepared by GHA Trees, Arboricultural Consultancy.

- (6) Preliminary Ecological Appraisal prepared by NKM Associates, Ecological Consultants, 28 July 2022.
- (7) Local Planning Authority application fee of £462.00 paid via the Planning Portal ref. PP-11741353.

The proposal is for the erection of a detached dwellinghouse. The site lies within the Green Belt. National and local plan policy allows infilling within villages in the Green Belt. In this case the site can be regarded as within a village (having regard to relevant case law) and the proposal involves 'limited infilling' and therefore it is considered appropriate development in the Green Belt which accords with national and local plan policies. The site is within a linear development of residential dwellings and constitutes a gap in an otherwise developed frontage extending along this section of Carbone Hill. It would not extent the village into the open countryside.

The proposed development would be consistent with the established pattern of development. The infill plot is a similar width and achieves similar gaps to boundaries compared with neighbouring plots and the proposed dwellinghouse follows the building line established by its neighbours. The scale, massing and design of the proposed dwelling reflects the local vernacular styling of neighbouring properties. The proposal would not result in a scale or design of development that would appear incongruous or harmful to the character of the area and therefore would comply with Policy D2. It would also accord with emerging Policy SP9 which requires high quality design informed by an analysis of the site's character and context, including the wider townscape and landscape, and the use of high-quality materials.

The proposal would not result in loss of residential amenity of occupiers of neighbouring properties. The proposal would not result in the unacceptable loss of any trees.

Please do not hesitate to contact me if you require any further information to enable the application to be validated and determined.

Yours sincerely



PAUL DICKINSON
BA (Hons) MRTPI MRICS MCMl