

**ELECTRONICALLY SUBMITTED VIA  
PLANNING PORTAL REF PP-12929750**

27 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 A DWELLINGHOUSE  
LAND AT THE WARREN, 8 CARBONE HILL, NORTHAW, POTTERS BAR EN6 4PL**

I enclose a planning application for the construction of a detached dwellinghouse at land at 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:
  - 23-J3888-001 – Location Plan
  - 23-J3888-010 – Proposed Site Plan
  - 23-J3888-100 – Proposed House and Garage Floor Plans
  - 23-J3888-200 – Proposed Elevations
  - 23-J3888-201 – Proposed Garage Elevations
  - 23-J3888-300 – Proposed Street Scene
  - 23-J3888-301 – Proposed Entrance Gates Plan and Elevation
  - 23-J3888-400 – Existing Garage Plan and Elevations
  - 23-J3888-500 – Urban Grain Plan
- (3) Design and Access Statement prepared by Ascot Design, March 2024
- (4) Planning Statement prepared by Paul Dickinson and Associates, Town Planning and Development Consultants, March 2024
- (5) Tree Constraints Plan in accordance with BS5837:2012 recommendations prepared by GHA Trees, Arboricultural Consultancy, January 2024.

- (6) Bat Survey Report prepared by NKM Associates, Ecological Consultants, 22 August 2023.
- (7) Local Planning Authority application fee of £578.00 paid via the Planning Portal ref. PP-12929750.

The proposal is for the erection of a detached dwellinghouse on an infill plot between two existing dwellings. 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 recent planning permission 6/2023/0677/FULL granted on the opposite side of No. 8 Carbone Hill) 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. It is also similar to the new dwelling approved on the infill plot under the recent planning permission 6/2023/0677/FULL but smaller to take account of the slightly smaller plot by comparison. 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.

The Council has a recently adopted local plan (October 2023) which makes housing provision for the period to 2036. However the latest Housing Delivery Test results published in January 2024 shows that the Council has achieved only 57% of its housing target over the last three years (a shortfall of 972 dwellings over the three years) and therefore the presumption in favour of development applies.

The benefits of making a limited but still important contribution to the supply of housing attracts significant positive weight. The social, economic and environmental benefits would also carry positive weight in favour of the proposals. The only harm identified in the officers report to the previous application was that there is no direct footpath between the application site and the shops and services within Cuffley although it was accepted that cycling could be an option for some. Having regard to the overall planning balance, I do not consider there are any adverse impacts that would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole, and therefore planning permission should be granted.

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**