

Development: Separation of dwelling into two

At location: 11 Hook Lane, Northaw Park, Potters Bar EN6 4DA

Applicant: Greg Winter

Application Date: 30 April 2018

1. The brickwork, render, fenestration, doors, detailing and other external decorations of the alterations will match the existing building in terms of material, texture, colour, style and character. To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

2. The existing boundary with neighbouring properties will be permanently maintained. To satisfactorily protect the residential amenities of nearby occupiers. To comply with Policy D1 of the Welwyn Hatfield District Plan 2005.

3. The size of the existing dwelling will remain the same. The separation is required as the size of the property has become burdensome to the owner and is adequate to provide two very comfortable family homes.

4. The gardens of the dwellings will retain the character of the local area but providing two extra parking spaces; extra flower beds will add to the visual, rural character. It will have no impact on neighbouring properties in terms of space and light.