

WELWYN HATFIELD COUNCIL  
PLANNING CONTROL COMMITTEE – 18 JANUARY 2007  
REPORT OF THE CHIEF PLANNING AND ENVIRONMENTAL HEALTH OFFICER

S6/2006/1596/FP

REPLACEMENT DWELLING INCORPORATING THE INSTALLATION OF FOUR SEMI DORMER WINDOWS TO FRONT AND REAR ELEVATIONS AT WEST LODGE, COOPERS LANE, NORTHAW PLACE, NORTHAW, POTTERS BAR

APPLICANT: JON O'BRIEN

(Northaw & Cuffley)

**1 Site Description**

- 1.1 The site is located on the eastern side of Coopers Lane, to the southwest of the main village of Northaw. The site lies to the south of the main vehicular entrance point, with its western boundary abutting Coopers Lane, its eastern boundary adjacent to a walled former kitchen garden and the southern boundary abutting open land. There are a number of mature Oak and Horse Chestnut trees within the site. A number of these are the subject of a Tree Preservation Order (TPO 263 confirmed on 16 December 2002).
- 1.2 The site was formerly part of the Northaw House Country Estate. The principal building, Northaw House, is Grade II listed and has been used as an office since the early 1970's, primarily occupied by the Architects' Co-Partnership. Prior to the office use the site has indication of use as an institution or hospital. Northaw House is situated in a parkland setting, directly to the east of the subject proposal with associated ancillary buildings (gardeners cottage, stables and apple store) walled kitchen garden and associated land.

**2 The Proposal**

- 2.1 The purpose of this submission is for the inclusion of four dormer windows within the roof space. Two of the dormers would be to the northern elevation and the other two would be to the southern aspect. All four dormers would be at a maximum height of 5.5 metres from ground level and measure 1.7 x 1.2 metres

**3 Planning History**

**S6/2003/0547/FP**

Withdrawn application for replacement dwelling. Identical scheme to that originally submitted under application S6/2003/1130/FP.

**S6/2003/1130/FP**

Refusal of permission for the erection of a replacement dwelling of a floor space greater than that approved under reference S6/1999/1099/FP on 28 January 2004.

### **APP/C1950/A/05/1183420 (S6/2005/0202/FP)**

The subject appeal sought planning permission for the erection of a replacement dwelling on land at West Lodge, Coopers Lane, Northaw, Potters Bar. An appeal against the Council's failure to determine the application was lodged on 1 July 2005 and this was allowed on appeal on the 17 October 2005.

Subsequently, a further permission for a replacement dwelling was granted at West Lodge under reference S6/2004/113/FP, which has approximately the same floor space as that permitted under reference S6/1999/1099/FP but was of a different design.

### **S6/2006/211/FP**

Refusal issued for the erection of replacement detached dwelling and car port

## **4 Planning Policy**

### **4.1 Hertfordshire Structure Plan Review 1991 – 2011**

Policy 5      Green Belt

#### Welwyn Hatfield District Plan 2005

Policy RA1    Development in the Green Belt  
Policy RA4    Replacement of dwellings in the Green Belt  
Policy R17    Trees, Woodland & Hedgerows  
Policy D1     Quality of Design  
Policy D2     Character & Context  
Policy SD1    Sustainable Development

#### Supplementary Design Guidance Statement of Council Policy

Residential Extensions

## **5 Representations Received**

- 5.1    The application was advertised by means of site notice and neighbour notification letters. There were no representations received.
- 5.2    **Northaw Cuffley Parish Council** – Strongly object to the application stating that the approval granted for a replacement building is contrary to PPG2
- 5.3    **The Potters Bar Society** – Object to this application as a result of the potential damage to the protected trees on site and the green belt location.
- 5.4    **Hertfordshire Gardens Trust** – No comments.

## **6**     **Discussion**

6.1     The main issues are

- 1)     **Whether the application overcome previous refusal;**
- 2)     **Whether the proposal maintains openness of Green Belt;**
- 3)     **Whether the scale, form, layout and design of the proposed dormers is acceptable;**
- 4)     **Whether the proposal has an impact on the residential amenity of adjoining occupiers and the future occupiers of the development**

6.2     The principle of a replacement dwelling has been established with Inspector allowing the planning appeal in October 2005. Therefore the main considerations in respect of planning application is the revised scheme for the insertion of the dormer windows in the front and rear elevations.

6.3     One of the reasons for the refusal for a replacement dwelling and carport related to the inclusion of dormers. For Members information the third reason is set out as follows:

“The proposed amendments to the elevations are considered to change the character of the proposed building and to give the appearance of a two storey dwelling. The proposed development would be out of character with its setting and surroundings, especially the nearby listed country house, and would be contrary to Policy RA4 of the Welwyn Hatfield District Plan 2005.”

6.4     Policy RA4 requires the proposed dormers to be considered in context of the openness of the Green Belt and the surrounding countryside in addition to the potential impact on the street scene and neighbouring dwellings. The dormer windows as proposed provide no further increase in building footprint or height to the roof space. The volume of the dormer windows is minor when considered in context to the volume of the replacement dwelling, surrounding area and the neighbouring properties. The dormers are therefore considered to comply with this policy.

6.5     Policy D1 requires the standard of design to be of a high quality. The proposal is considered to be acceptable in principle subject to other planning considerations and policies. The proposed dormers are considered to maintain the Georgian design approved at Appeal (APP/C1950/A/05/1183420 (S6/2005/0202/FP) and compliment the listed Northaw House and the Green Belt Location. It is considered the use of modillion cornice and slate roof in addition to the dormer window provide a strong tie to the listed building.

6.6     Policy D2 of the WHDC relates to the character and context of the proposed dormers. The location of the dormers within the roof slope and the use of this volume are effective in achieving a balanced design and providing minimal affect to the character and context of the locality. There is adequate separation between this building, the adjoining listed building and neighbouring properties. The orientation of the proposed dwelling removes the impact of the southern dormers to the road front. The proposal therefore maintains the character and context of the locality.

## **7**     **Recommendation**

- 7.1 I recommend that planning application S6/2006/1596/FP be granted subject to the following condition:
- 7.2 SC01 - Full Permission – Time Limit
- 7.3 SC19 –Standard Materials Condition
- 7.4 REASON FOR APPROVAL

Reason for Grant of S6/2006/1596/FP. The proposal has been considered against development plan Policy 5 of the Hertfordshire Structure Plan Review 1991 - 2011 & policies SD1, D1, D2, RA1 & RA4 of the Welwyn Hatfield District Plan 2005 which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see Officer's report which can be inspected at these offices).

Chris Conway, Chief Planning and Environmental Health Officer  
3<sup>rd</sup> January 2007

Background papers to be listed (if applicable)

