

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 14 SEPTEMBER 2017
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING AND GOVERNANCE)

6/2017/0887/VAR

60 HOMEWOOD AVENUE, CUFFLEY, POTTERS BAR, EN6 4QR

VARIATION OF CONDITION 3 (MATCHING MATERIALS) PERSUANT TO PLANNING PERMISSION 6/2016/0596/HOUSE TO BE READ AS WHITE RENDER FACING, GREY ALUMINIUM WINDOWS AND ARTIFICIAL SLATE ROOF TILES.

APPLICANT: Mr Simon Lambert

AGENT: No agent

(Northaw & Cuffley)

1 Site Description

- 1.1 The application site is located to the north side of Homewood Avenue, close to its junction with Brookside Crescent, and comprises a detached two storey residential property. The application property has recently been extended under planning permission: 6/2016/0596/HOUSE. It is the changes to the pre-existing external materials of the property which are the subject of this application.
- 1.2 Homewood Avenue forms parts of an established residential area within the settlement of Cuffley. The street features 'chalet style' properties and two storey properties. A significant majority of properties along the street feature a mixed render/brick facing, white uPVC windows and red/brown concrete roof tiles.

2 The Proposal

- 2.1 This application is for a variation to the wording of condition 3 of planning permission: 6/2016/0596/HOUSE. This condition states:

The brickwork, roof tile, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations must match the existing dwelling/building in relation to colour and texture.

REASON: 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.

3 Reason for Committee Consideration

- 3.1 This application is presented to the Development Management Committee because Northaw and Cuffley Parish Council has objected to the application.

4 Relevant Planning History

- 4.1 Application Number: 6/2016/0596/HOUSE Decision: Granted Decision Date: 9 June 2016

Proposal: Erection of two storey side, rear and front extensions with roof conversion

5 Planning Policy

- 5.1 National Planning Policy Framework 2012
- 5.2 Welwyn Hatfield District Plan 2005
- 5.3 Supplementary Design Guidance, February 2005 (Statement of Council Policy)

6 Site Designation

- 6.1 The site lies within the specified settlement of Cuffley as designated in the Welwyn Hatfield District Plan 2005.

7 Representations Received

- 7.1 The application was advertised by means neighbour notification letters. 17 objections and 4 support letters have been received. Objections are summarised as follows:

- External materials not in keeping with character of area.

Supports summarised as follows:

- Attractive appearance and improvement to previous property

8 Consultations Received

- 8.1 None

9 Town/Parish Council Representations

- 9.1 Northaw and Cuffley Parish Council objected to the application for the following reason:

'We object as the original intention of condition 3 was to ensure that the completed property was sympathetic to the existing street scene. The property has been finished in white render which is totally out of character with neighbouring properties.'

10 Analysis

- 10.1 The main planning issues to be considered are:

- 1. The impact of the development on the design and character of the area (D1, D2, SDG)**

- 10.2 The subject property previously featured a mixed red brick/white render facing, white uPVC windows and red/brown concrete roof tiles. Planning permission

was recently granted at the property under reference: 6/2016/0596/HOUSE, for the erection of two storey side, rear and front extensions. Condition 3 of this planning permission stated that the brickwork, roof tile, bond, mortar, detailing, guttering, soffits and other external decoration of the approved extensions/alterations must match the existing dwelling/building in relation to colour and texture. This condition was imposed to ensure 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

- 10.3 The enlarged property has been faced in full white render, has grey artificial slate roof tiles and grey uPVC windows have been installed throughout.
- 10.4 In terms of the use of full white render, condition 3 of planning permission: 6/2016/0596/HOUSE stated that the external decoration must match the existing dwelling/building in terms of colour and texture. Although the property no longer features any red brick, the use of white render does match the pre-existing property in terms of colour and texture. As such, the condition has not technically been breached in this respect.
- 10.5 In terms of the grey uPVC windows, this would represent a breach of this condition as the pre-existing dwelling had white uPVC windows. However, taking into account the fact that the application of a full white rendered finish to the property does not breach this condition, and therefore, does not represent a breach of planning control, requesting white uPVC windows would be completely unsuitable alongside its white rendered facing. The use of grey coloured fenestrations complement the white rendered facing and, as such, are considered acceptable. There are also two examples of properties in the immediate vicinity which feature the same colour of windows (No. 31 Homewood Avenue and 40 Homewood Avenue). Accordingly, the window colour is not completely at odds to the character and appearance of the existing area.
- 10.6 In a similar respect to the colour of the fenestrations, the re-use of the pre-existing red/brown would be incongruous relative the white rendered finish and grey fenestrations, resulting in a completely mismatched appearance of building. The use of a grey slate roof tile is an appropriate contrast to the rendered facing and contributes to the overall design and appearance of the property. Furthermore, No. 31 Homewood Road features grey slate tiles and therefore the application property is not at odds to all of the other properties along Homewood Avenue.
- 10.7 In addition to the above, regard and significant weight must be attributed to the General Permitted Development Order 2015 (as amended). Outside of conservation areas, the external materials of any part of a dwellinghouse may be altered without the need for planning permission.

11 Conclusion

- 11.1 The white render facing applied matches the render finish which was used on the subject dwelling and therefore does not constitute a breach of condition 3 of planning permission: 6/2016/0596/HOUSE. The use of grey slate tiles and grey coloured fenestrations is an appropriate contrast to the rendered facing and contribute to the overall design and appearance of the property. Although limited, there are examples of grey coloured fenestrations and grey slate roofing

in the immediate locality and, as such, the external materials applied do not detract from the character of the existing area. Accordingly, the external materials applied represent a good standard of design, in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 (Statement of Council Policy 2005) and relevant provisions of the National Planning Policy Framework 2012.

12 Recommendation

12.1 It is recommended that planning permission be GRANTED subject to the following conditions:

1. The development/works shall be retained in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
HA/2016/002	R1	Site Location Plan	5 May 2017
		Proposed Plans and Elevations	5 May 2017
2040-01-02b		Location Plan	9 September 2016

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

Positive and Proactive Statement

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

David Elmore, (Planning)

Date: 21/8/2017

Background papers to be listed (if applicable)

6/2016/0596/HOUSE - Erection of two storey side, rear and front extensions with roof conversion



Council Offices, The Campus
Welwyn Garden City, Herts, AL8 6AE

Title: 60 Homewood Avenue Cuffley

Scale: DNS

Date: 2017

Project: DMC Committee

Drawing Number:
6/2017/0887/VAR

Drawn: Baras Mast-Ingle

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