

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

6/2017/1340/VAR

55 HOMEWOOD AVENUE, CUFFLEY, POTTERS BAR, EN6 4QQ

VARIATION OF CONDITION 3 (MATERIALS) ON PLANNING PERMISSION
S6/2014/2388/FP

APPLICANT: Mr V Michael

AGENT: Mr T Edens

(Northaw & Cuffley)

1 Site Description

- 1.1 The application site is located to the south side of Homewood Avenue and comprises a detached two storey residential property. The application property has recently been extended under planning permission: S6/2014/2388. 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: S6/2014/2388/FP. This condition states:

“The brickwork, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations shall match the existing dwelling, unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies GBSP2, 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: S6/2014/2388/FP Decision: Granted Decision Date: 11 December 2014

Proposal: Erection of first floor front extension

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. 3 objections and 1 support letter has been received. Objections are summarised as follows:

- External materials not in keeping with character of area.

The support letter is 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:

'The Parish Council objects to this application. A white rendered finish is totally out of character with neighbouring properties and contrary to the existing planning consent.'

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 granted at the property under reference: S6/2014/2388/FP, for the erection of a of first floor front extension. 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. This condition was imposed to ensure satisfactory standard of development in the interests of visual amenity in accordance with the

- 10.3 The enlarged property has been faced in white render with inset horizontal lines to the side elevations as well as the front projections either side of the recessed entrance which is clad with alpine pheasant fernhill stone. The roof has been finished with grey artificial slate roof tiles throughout.
- 10.4 In terms of the use of white render with horizontal inset lines, 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, even with the horizontal lines, 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 central recessed part of the front elevation clad with alpine pheasant fernhill stone, this would represent a breach of this condition. The stone cladding is a small part of the front elevation, and by virtue of the recessed nature of this part of the elevation, the materials are not considered overly prominent. In terms of width and prominence, the stone cladding is similar to the use of red hanging tiles in two storey detached dwellings within the immediate area.
- 10.6 The re-use of the pre-existing red/brown tiles would be incongruous relative the white rendered finish and grey stone cladding, and would result in a mismatched appearance of building. Furthermore, by virtue of the shallow pitch of the majority of the roof of the building, the concrete tiles with a grey slate finish are not an obtrusive feature. 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 stone cladding is largely subsidiary to, and represents an appropriate contrast to, the rendered facing, contributing 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. For the reasons given above, the external materials applied do not cause harm to the visual amenities or character of the surrounding area. Accordingly, to grant permission without a condition regarding matching materials would accord with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, the 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 not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
5258/004		Location Plan	23 June 2017
5258/002		Side Elevation East	23 June 2017
5258/003		Side Elevation	23 June 2017
5258/001		Front Elevation	23 June 2017

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).

Sam Dicocco, (Planning)

Date: 24/8/2017

Background papers to be listed (if applicable)

S6/2014/2388/FP - Erection of first floor front extension



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

Title: 55 Homewood Avenue Cuffley		Scale: DNS
		Date: 2017
Project: DMC Committee	Drawing Number: 6/2017/1340/VAR	Drawn: Baras Mast-Ingle
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