

Part I

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Executive Member: Councillor Jane Quinton
(Northaw and Cuffley)

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 11 JANUARY 2024
REPORT OF THE ASSISTANT DIRECTOR (PLANNING)

6/2023/1090/HOUSE

18 PLOUGH HILL CUFFLEY POTTERS BAR EN6 4DR

ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION, TWO STOREY
REAR EXTENSION, ALTERATION AND ENLARGEMENT OF ROOF, 1 X FRONT 1 X
REAR, 3 X SIDE DORMERS, 2 X SIDE ROOF LIGHTS AND FRONT BAY WINDOW

APPLICANT: Mrs Janet Rampton

1 Background

- 1.1 The principle of the extension has been approved under the historic planning applications 6/2017/1680/HOUSE, dated 19th October 2017 and 6/2020/1476/HOUSE, dated 11th August 2020 which were not implemented and have since lapsed.

2 Site Description

- 2.1 The application site is a detached bungalow located on the eastern side of Plough Hill. This part of Plough Hill features detached bungalows, semi-detached two storey dwellings and detached two storey dwellings of varying design. Whilst many of the detached bungalows have been subject to alterations to the roof, such works have been confined to minor roof alterations and dormer additions.

3 The Proposal

- 3.1 This application seeks planning permission for the erection of a single storey side and rear extension, two storey rear extension, alteration and enlargement of roof, 1 x front, 1 x rear, 3 x side dormers, 2 x side roof lights and front bay window.

4 Reason for Committee Consideration

- 4.1 This application is presented to the Development Management Committee because Northaw and Cuffley Parish Council have submitted a Major Objection.

5 Relevant Planning History

- 5.1 Application Number: S6/1984/0410/
Decision: Granted
Decision Date: 20 August 1984
Proposal: Garage
- 5.2 Application Number: 6/2017/0072/HOUSE
Decision: Refused

Decision Date: 13 March 2017

Proposal: Erection of part single, part two storey side and rear extensions, alterations to roof, installation of 3no dormer windows, 2no roof lights and bay window to front elevation

5.3 Application Number: 6/2017/1680/HOUSE

Decision: Granted

Decision Date: 19 October 2017

Proposal: Erection of single storey side extensions, two storey rear extension, alteration and enlargement of roof, 3no side dormers. 2no side roof lights and front bay window

5.4 Application Number: 6/2020/1476/HOUSE

Decision: Granted

Decision Date: 11 August 2020

Proposal: Erection of single storey side extensions, two storey rear extension, alteration and enlargement of roof, 3no side dormers. 2no side roof lights and front bay window

6 Relevant Planning Policy

6.1 National Planning Policy Framework (NPPF)

6.2 The Welwyn Hatfield Borough Council Local Plan 2016-2036

6.3 Supplementary Design Guidance 2005 (SDG)

6.4 Northaw and Cuffley Neighbourhood Plan 2022-2036

6.5 Supplementary Planning Guidance, Parking Standards 2004 (SPG)

6.6 Interim Policy for Car Parking Standards and Garage Sizes 2014 (Interim Car Parking Policy)

6.7 Planning Practice Guidance

7 Site Designation

The site lies within the Northaw and Cuffley as designated in the Welwyn Hatfield Borough Council Local Plan.

8 Representations Received

8.1 The application was advertised by means of neighbour notification letters. Only one representation has been received, comprising an objection. The representation received has been published in full on the Council's website and are summarised below:

Objections

- Overlooking
- Loss of privacy
- Limited parking

- When previous renovations were carried out in 2015, work vehicles made it dangerous for pedestrians and vehicles

9 Parish Council Representations

- 9.1 Northaw and Cuffley Parish Council have raised a major objection to the proposed development for the reasons set out below:

*The Parish Council reviewed this application in detail at a meeting held on 28th June 2023 and raise a major objection on the following basis:
The development shows a roof height that is in contravention of the Northaw & Cuffley Neighbourhood Plan Policy D1. It also shows the loss of a side entrance which again is in contravention of the Northaw & Cuffley Neighbourhood Plan Policy D1.*

During the course of the application, the applicant submitted a street plan showing accurate land levels and the roof pitches. The Plan was sent to the Parish Council for their consideration. However, they still had concerns with the proposal's failure to comply with, Neighbourhood Plan Policy D1 - Appendix 2: Design Code and Guidance.

10 Analysis

- 10.1 The main planning issues to be considered in the determination of this application are:

- 1. Quality of design and impact on the character of the area**
- 2. Residential amenity**
- 3. Highways and parking considerations**

1. Quality of design and impact on the character of the area

- 10.2 Paragraph 131 of the National Planning Policy Framework (NPPF) clearly advises that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve, and that good design is a key aspect of sustainable development.
- 10.3 Local Plan Policy SP1 states the need to deliver sustainable development whilst ensuring development is built to high design standards reflecting local character. Policy SP9 emphasises this need to deliver a high-quality design that fosters a positive sense of place. Proposals should be informed by an analysis of the site's character and context so that they relate well to their surroundings and local distinctiveness, including the wider townscape and landscape. Development proposals must respect neighbouring buildings and the surrounding context in terms of height, mass and scale. They should also be of a high-quality architectural design that creates coherent and attractive forms and elevations and uses high quality materials. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG) which requires the impact of a development to be assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing building and area. Also, the SDG requires that dormer windows should be contained within the roofslope, be subservient to the roof of the property and be in proportion to the existing fenestrations of the property. They must not extend above the ridge height of the

existing dwelling and the dormer cheeks should be at least 1m from the flank wall/party wall of the property.

- 10.4 The Major Objection submitted by Northaw and Cuffley Parish Council is in relation to the development showing a roof height that is in contravention of the Northaw & Cuffley Neighbourhood Plan Policy D1. However, this policy applies only to a closed list of development types which does not include householder extensions. Policy D1 states “As appropriate to their scale, nature and location, development proposals for plot sub-division, infill and back land development should respond positively to the following issues and design features”. Members are therefore advised that no weight should be attributed to Policy D1 in the consideration of householder applications such as this.
- 10.5 Notwithstanding the above, it is noted that criteria e) of Policy D1 states “Ridge heights will be required to be in conformity with the adjacent properties to retain a continuous frontage”. Whilst Policy D1 may not refer to householder extensions, an increase in ridge height is a consideration in more general design terms.
- 10.6 Land levels on this part of Plough Hill fall in a downward slope from north-west to south-east. A key characteristic feature of the street scene is the consistent stepped roof line of dwellings relative to the topography of the land, even despite their architectural styles and footprints. This creates a clear rhythm of built form in the locality. As a result of the enlargement of the roof, the height of the proposed dwelling would be marginally higher than No 16. However, there would be reasonable separation distance between these dwellings. As such, the proposal would not have a harmful effect on this neighbouring property in terms of overbearing. Conversely, the resultant dwelling would be lower than No 20 Plough Hill. Therefore, it is considered that the enlargement of roof would not detract from the character of the area.
- 10.7 The Parish Council’s major objection is also in relation to a loss of a side entrance (as a result of the north elevation ground floor extension) that is in contravention of the Northaw & Cuffley Neighbourhood Plan Policy D1(k). This part of the Policy states that where a side access gate is a feature of the existing property this should be maintained in any planning application for an extension or redevelopment in order to safeguard access and views between properties.
- 10.8 As discussed above, Policy D1 does not apply to householder extensions, therefore, members are advised that no weight should be attributed to Policy D1 criteria (k) in the consideration of this householder application.
- 10.9 The proposed ground floor extension to the north of the host dwelling would replace a single storey side extension (utility) to create a bedroom with en-suite. Whilst this element of the proposal would result in the loss of the utility side access door, the garage door would be retained and would afford the property side access. Additionally, the proposal would be adjacent to the shared boundary with No.20 Plough Hill, being a replacement extension and single storey in height, it would be subordinate in scale. It is therefore not considered that the proposal would have an adverse impact on the character and appearance of the host dwelling and the surrounding area.
- 10.10 The proposed ground floor extension to the south of the host dwelling would be single storey in height, located behind the existing garage, and would be set away to the shared boundary with No.16 Plough Hill. Although, this extension’s roof would be visible above the garage’s roof from the street, it would be

subordinate in scale, and not be detrimental to the overall character and appearance of the host dwelling and surrounding area.

- 10.11 This part of Plough Hill features detached bungalows, semi-detached two storey dwellings and detached two storey dwellings of varying design. The principal roof of the proposal would retain a pitched roof form and be of appropriate scale, thereby ensuring that such a change would still respect and relate to the original design and style of the host dwelling.
- 10.12 The proposed dormers would not extend above the ridge height of the existing dwelling and would be contained within the roofslope.
- 10.13 The proposed front bay window is modest in scale and complementary of the style of the main roof of the host dwelling.
- 10.14 The proposal would introduce a front door which would respect the character and appearance of the existing dwelling.
- 10.15 In terms of appearance, all external materials of the proposal would match that of the existing dwelling. Matching external materials can be secured through planning condition in the interest of good design.
- 10.16 Overall, subject to the suggested condition, it is considered that the proposal would adequately respect and relate to the existing dwelling and the surrounding area in accordance with the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework. There would also be no conflict with the Northaw & Cuffley Neighbourhood Plan.

3. Residential amenity

- 10.17 The NPPF is clear that planning should be a means of finding ways to enhance and improve the places in which people live their lives. This means that authorities should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 10.18 Policy SADM11 provides the local policy framework for assessing the impact of development on the residential amenity and living conditions of neighbouring properties and aims to ensure adequate amenity for future occupiers of the proposed development. This is expanded upon in the Council's SDG which outlines that development should be designed and built to ensure that there is a satisfactory level of sunlight and daylight, that adequate amenity space is provided and that overlooking is minimised. Policy D2 of the Northaw and Cuffley Neighbourhood Plan is also relevant.
- 10.19 The neighbours likely to be affected by the proposal are No. 16 Plough Hill and No. 20 Plough Hill.
- 10.20 Given the length of projection, height and proximity of the extensions to the boundaries of the adjoining properties, the proposal would not cause loss of light or be unduly dominant to these neighbouring occupiers.
- 10.21 In terms of privacy, two dormers would face No. 16 Plough Hill. The larger dormer of the two would serve two bathrooms whilst the other dormer would serve as a secondary window to the proposed bedroom 1. The plans state that dormer windows would be obscure glazed below a height of 1.7 metres. In order

to maintain privacy of the neighbouring occupiers, a condition is attached to ensure that these flank windows would be obscure glazed and fixed shut below 1.7 metres.

- 10.22 A dormer serving a landing and 2no roof lights serving bedroom 1 would face No. 20 Plough Hill. The proposed roof lights facing No. 20 would be installed low on the roof slope. Although the landing window would not serve primary accommodation and despite these roof lights being modest in scale, they would still present views towards to this adjacent property. Accordingly, it is considered necessary and reasonable for the dormer and roof lights to be glazed in obscure glass and be non-opening below a height of 1.7 metres in order to ensure that existing levels of privacy are maintained.
- 10.23 The proposed front and rear dormer windows would serve bedrooms 1 and 2 respectively and these would be located away from any adjoining neighbours. It is considered that these dormers would not cause any adverse loss of privacy to that currently enjoyed by any adjacent properties.
- 10.24 Subject to the suggested condition, it is not considered that the proposal would have an adverse impact on the amenities of neighbouring occupiers and would comply with the Northaw and Cuffley Neighbourhood Plan; Welwyn Hatfield Borough Council Local Plan; and the National Planning Policy Framework.

3. Highways and parking considerations

- 10.25 Policy SADM12 of the Local Plan in regard to parking is informed by the standards that are set out within the Council's parking standards. The Parking Standards SPG use maximum standards that are not consistent with the Framework and are therefore afforded less weight. In light of this, the Council have produced an Interim Policy for Car Parking Standards that states that parking provision will be assessed on a case-by-case basis and the existing maximum parking standards within the SPG should be taken as guidance only. This means that higher or lower car parking standards than those set out in the SPG can be proposed and determined on a case-by-case basis taking into account the relevant circumstances of the proposal, its size, context, and its wider surroundings.
- 10.26 The proposal would increase the number of bedrooms from three to four. The Council's car parking guidance for a dwelling with four or more bedrooms in this location is three spaces per dwelling. The dwelling would retain its side garage and the front driveway has provisions for the parking of 2 cars. As such, the resultant dwelling would comply with the Council's car parking standards and guidance.
- 10.27 Concerns have been raised regarding construction vehicles impacting on highway safety. It has been considered reasonable and appropriate to attach a condition requiring a construction management plan to be submitted to approved in writing by the Local Planning Authority to ensure that access to the site is carefully considered and acceptable.
- 10.28 Subject to the suggested condition, the proposal would provide an acceptable level of on-site car parking and therefore no objections are raised in regards to Policy SADM12 of the Welwyn Hatfield Local Plan; the SPG Parking Standards;

the Council's Interim Policy for Car Parking Standards; and the National Planning Policy Framework.

11 Conclusion

- 11.1 Subject to the suggested conditions, the proposal would have no significant adverse impact upon the character and appearance of the host dwelling, the surrounding area, or the amenity of neighbouring occupiers. The proposal is acceptable in terms of providing adequate on-site car parking and impact on highway. The proposal would therefore be in accordance with the Northaw and Cuffley Neighbourhood Plan, Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

12 Recommendation

- 12.1 It is recommended that planning permission be approved subject to:

PRE-COMMENCEMENT CONDITION

1. No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development must not be carried out other than in accordance with the approved Plan. The Construction Traffic Management Plan shall identify details of:
 - a) construction vehicle numbers, type, routing;
 - b) access arrangements to the site;
 - c) traffic management requirements;
 - d) construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
 - e) siting and details of wheel washing facilities;
 - f) cleaning of site entrances, site tracks and the adjacent public highway;
 - g) timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
 - h) provision of sufficient on-site parking prior to commencement of construction activities;
 - i) post construction restoration/reinstatement of the working areas and temporary access to the public highway; and
 - j) where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.

REASON: To protect highway safety and the amenity of other users of the public highway and rights of way; to protect the living conditions of neighbouring properties, in accordance with Hertfordshire's Local Transport Plan; the Welwyn Hatfield Borough Council Local Plan; and the National Planning Policy Framework.

OTHER

2. The development must not be carried out other than in accordance with the details of external materials specified on the approved drawings. Details of any alternative materials to be used in the construction of the external surfaces shall be submitted to and approved in writing by the Local Planning Authority prior to above ground development. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of maintaining the character and visual amenity of the area, in accordance with the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

3. The dormer windows on the side roof slope of the dwelling, facing number 16 & 20 Plough Hill and the roof lights on the side roof slope, facing number 20 Plough Hill The roof lights on the side roof slope, facing number 20 Plough Hill, hereby approved must be obscure-glazed to a level equivalent to Pilkington Level 3 or above and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall be retained in that form thereafter. Obscure glazing does not include applied film or one-way glass.

REASON: To protect the residential amenity and living conditions of adjoining occupiers in accordance with the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

DRAWING NUMBERS

4. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Details	Received Date
JR/02	Proposed Plans and Elevations	31 May 2023
JR/03	Existing Plans and Elevations	31 May 2023
JR/01	Proposed Floor Plans	31 May 2023

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

1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraph 38 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).

Informatives:

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (water interest etc.) Neither does this permission negate or override any private covenants or legal interest (easements or wayleaves) which may affect the land.
2. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.
3. The applicant is advised to take account the provisions of The Party Wall Act 1996 insofar as the carrying out of development affecting or in close proximity to a shared boundary.
4. In addition, and separate to your planning permission, for the majority of schemes, you are required by law to appoint a building regulator who will inspect your property at

various stages during the course of your building project. This is to ensure it is compliant with the Building Regulations and the Building Act 1984.

The checks the building regulator will carry out include, but are not limited to, the structure, foundations, fire precautions and escape routes, electrical and plumbing compliance and other issues such as drainage and insulation. The objective of these checks is to ensure that your building is safe to live in, accessible and environmentally sustainable.

Once all build stages are checked and the works are finished, a Completion Certificate is issued confirming that these objectives have been met. You will also need the Completion Certificate, should you sell the property, as it will confirm to future owners that the work has been carried out in compliance with the Regulations.


As the owner of the property, you are responsible for Building Regulations compliance so we would urge you to decide which regulator to use, as opposed to leaving your builder or architect to make the choice. This is so that you can be sure the building regulator is truly independent and working to protect you from any breach or omission during the works.

Hertfordshire Building Control Limited are a Company wholly owned by eight local authorities in Hertfordshire including Welwyn Hatfield Borough Council. Please contact them on 01438 879990 or at buildingcontrol@hertfordshirebc.co.uk to discuss the process and all that is involved. Or alternatively refer to the Homeowner Information section on their website at www.hertfordshirebc.co.uk

Lizzie Mugova (Development Management)

Date: 20 December 2023



 WELWYN HATFIELD Council Offices, The Campus Welwyn Garden City, Herts, AL8 6AE	Title: 18 Plough Hill Cuffley EN6 0AL		Scale: 1:5000
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