DELEGATED FILE NOTE

CASE OFFICER: ...Ben Glover.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00868/FPH	Erection of single storey rear extension following demolition of existing conservatory and extension. Front entrance porch and alterations to existing window arrangement.	30 Oakhill Drive Welwyn Hertfordshire AL6 9NW

Submitted Plan Nos

location plan MP.24543 MP.277454 MP.24455454 MP.27454 MP.2774540 MP.2455454 MP.477

1.0 Policies

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 2 – Green Belt
Policy 28 – House Extensions
Policy 55 – Car Parking Standards
Policy 57 – Residential Guidelines and Standards

1.2 **National Planning Policy Framework**

Chapter 7 – Requiring good Design
Chapter 9 – Protecting Green Belt Land

1.3 **North Hertfordshire Draft Local Plan 2011-2031 - (Approved by Full Council April 2017)**

D1 – Sustainable Design
D2 – House Extensions and Replacement Dwellings
D3 – Protecting Living Conditions
T2 – Parking

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development SPD (2011)

2.0 **Site History**

2.1 01/01065/1HH – Rear Conservatory – Granted Conditional Permission on 14/08/2001.

2.2 88/01756/1 - Single storey extension and alterations – Granted Conditional Permission on 28/11/1988.

2.3 88/00034/1 - Detached double garage – Granted Conditional Permission on 10/03/1988.

2.4 75/01424/1 - Two storey extension to North East side of house – Granted Conditional 06/11/1975.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 05/04/2018 Expiry Date: 26/04/2018

3.2 **Press Notice:**

Start Date: Expiry Date:

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 28 and 32 Oakhill Drive were notified on 29/03/2018. No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

Codicote Parish Council – No comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 30 is a two storey detached dwelling situated on Oakhill Drive. The property features an existing single storey rear extension, single storey front projection and two storey side extension. The site benefits from off-street car parking with space for 4 plus cars.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey rear extension and front porch extension. The single storey rear extension would measure approximately 7.4m in depth, 12.5m wide and 3.6m in height with 2.3m to the eaves. The front porch extension would measure approximately 3m in depth, 3m wide and 3.6m in height with 2.3m to the eaves.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--Whether the proposal is inappropriate development for the purposes of the National Planning Policy and Local Development Plan
-- The effect the proposal would have on the openness of the Green Belt
-- The effect of the proposal on the character and appearance of the property and the surrounding area
--The impact that the proposed development would have on the living conditions of neighbouring properties.
--The impact that the proposed development would have on car parking provision in the area.

Impact on Green Belt:

4.3.2 Chapter 9 of the National Planning Policy Framework (NPPF) notes that great importance should be attached to the Green Belt and that the main aim of Green Belt policy is to keep land permanently open. Paragraph 87 states that inappropriate development should not be approved. Paragraph 89 goes on to states that "*a local planning authority should regard the construction of new building as inappropriate in Green Belt. Exceptions to this are: the extension or alteration of a building provided it does not result in disproportionate additions over and beyond the size of the original building*"

4.3.3 Policy 2 of the District Local Plan takes the view that *"Except for proposals within settlements which accord with Policy 3, or in very special circumstances, planning permission will only be granted for new buildings, extensions, and changes of use of buildings and of land which are appropriate in the Green Belt, and which would not result in significant visual impact."*

4.3.4 The dwelling has previously been extended with a two storey side extension and single storey rear extension. The previous extensions have resulted in an increase in floorspace of approximately 103% above that of the original dwelling. The proposed

development would result in a further increase of approximately 14.3% in floorspace. The table below sets out the approximate changes to floorspace within the dwelling:

	m^2	% Increase
Original	96	-
Previously Extended	+99.2	+103%
Proposed Increase	+27.7	+14.1%
Total	+222.9	+132.2%

4.3.5 Given the cumulative increase of both the existing and proposed extensions, it is considered that the development would result in significant and disproportionate additions to the original dwelling.

4.3.6 Consequently, the cumulative impact of the proposal and existing extension would result in inappropriate development within the Green Belt and is therefore, by definition, harmful to the Green Belt as stated by the NPPF.

4.3.7 Whilst it is noted that the development would be predominantly sited to the rear of the existing property and therefore out of view of public viewpoints, it has been concluded that the proposal would result in disproportionate additions to the dwelling. Whilst the impact upon openness would be limited when viewed from within public viewpoints, the development would still result in an unacceptable adverse impact given that openness is not defined by visibility from within public viewpoints.

4.3.8 The NPPF states that development in Green Belt should not be approved except in very special circumstances. Given the above, it is considered that the cumulative increase would result in substantial harm and there are no special circumstances provided or considered that would mitigate harm.

Design and Appearance:

4.3.9 The objectives of the NPPF include those seeking to secure high quality design and a good standard of amenity (Section 7 - Requiring good design). In this regard, Policy 28 and 57 of the Local Plan is consistent with the NPPF.

4.3.10 The application site is a two storey detached dwelling within a private residential estate. The dwelling is well set back from the highway and features a large rear garden. The locality is characterised by large detached dwellings featuring a number of visible extension.

4.3.11 The proposed development would consist of a single storey rear extension following the demolition of the existing rear conservatory and the erection of a front porch extension. The proposed front porch would be limited in scale and would not result in an unacceptable impact upon the character and appearance of the host dwelling. Whilst large, the rear extension would be out of view of the street scene. Additionally, the proposed development would features an appropriate roof form and use materials appropriate to the host dwelling and surrounding area.

4.3.12 The rear extension would be significant in scale, projecting approximately 7.8m from the rear elevation of the original dwelling (an additional 3m from the existing extension). The rear extension would appear unbalanced however, it is considered in terms of design and appearance, the development would on balance be acceptable.

Impact on Neighbouring Properties:

4.3.13 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy 28 of the Local Plan.

4.3.14 The application site is neighboured by No. 28 and 32 Oakhill Drive. No. 28 Oakhill Drive and is detached from the application site. The proposed rear extension would project approximately 4m beyond the rear elevation of the neighbouring dwelling. Given the limited rearward projection and separation distance between the two properties, it is considered that the proposal would not result in an unacceptable impact upon the amenities of the neighbouring occupiers.

4.3.15 No. 32 Oakhill Drive features an existing two storey rear extension that projects on the side of the application site. Given the existing extension to the neighbouring property, the proposed development to No. 30, would not result in any unacceptable impact upon the light, privacy or amenity of the neighbouring occupiers.

4.3.16 A number of alterations are proposed to the dwelling, including a front porch and alterations to existing fenestration. It is however, considered that the development would result in no unacceptable overbearing impact upon neighbouring occupiers and is therefore compliant with Policy 28 of the District Local Plan and the aims of the National Planning Policy Framework.

Highways and Parking:

4.3.17 The application site benefits from sufficient off-street car parking. Furthermore, the proposal would not result in an increase to the number of bedrooms within the dwelling. No car parking or highways issues would arise from the proposal.

4.4 **Conclusion**

4.4.1 The application site is situated within the Green Belt in which there are strict controls over the extensions and alterations of existing dwellings. The proposed development would amount to a disproportionate addition over the size of the original dwelling when the amount the dwelling has previously extended is taken into account. The proposal would therefore be inappropriate development, harmful by definition and detrimental to the open character of the Green Belt. The proposed development would therefore fail to comply with the National Planning Policy Framework, 2012.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The application site is situated within the Green Belt in which there are strict controls over the extensions and alterations of existing dwellings. The proposed development would amount to a disproportionate addition over the size of the original dwelling when the amount the dwelling has previously extended is taken into account. The proposal would therefore be inappropriate development, harmful by definition and detrimental to the open character of the Green Belt. The proposed development would therefore fail to comply with the National Planning Policy Framework, 2012.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 May 2018	