

Property Potential with Planda's Reports



Councils Partnered

We have partnered with 350+ councils

1 billion+

Data point analysed

Planda's AI Brain has collected and analysed over 1 billion datapoints on submitted planning applications and appeals.

99%

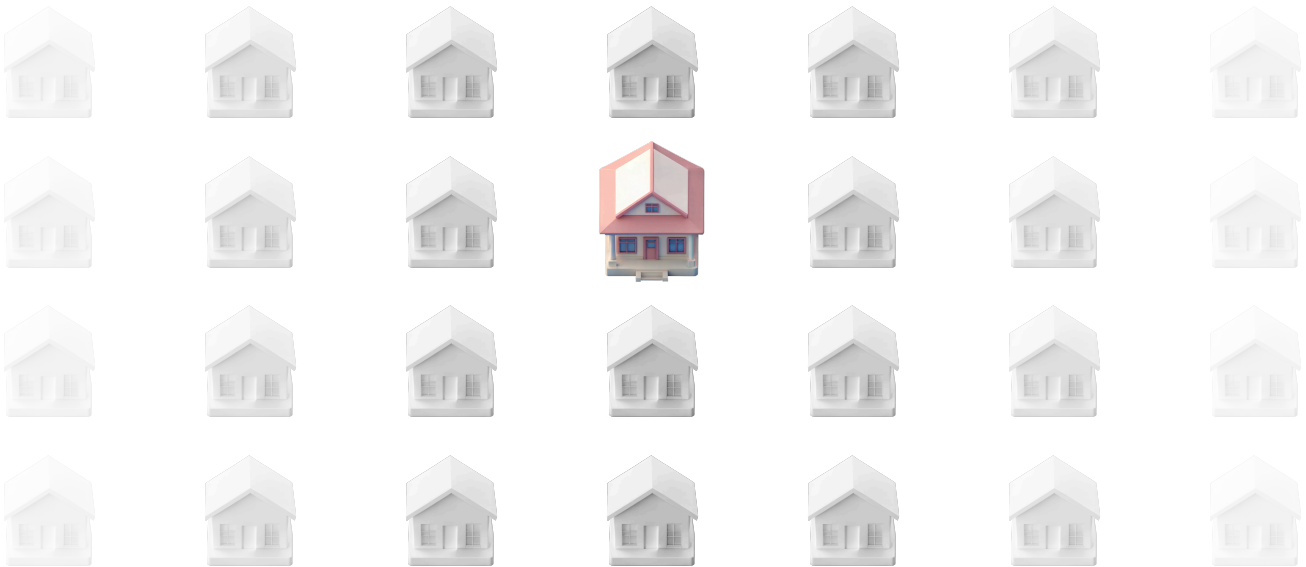
Accuracy

Planda can predict, with a 99% accuracy, the outcome of a planning application and guide you in your application process.

17 mil+

Applications

Planda's AI models contain data points on all planning applications in the UK in recent years, including their outcome and council advice.



Location Insights

Planda analyses all nearby planning applications to offer a comprehensive overview of the development potential and upcoming developments.

Renovation Scenarios

Planda can predict the likelihood of your planning application getting accepted, using billions of data points to provide you with a comprehensive report.

Tailored Recommendations

From analysing every decision notice issued for refused applications in your area, this report will tell you what to avoid to maximise your chances for success.

Comply with Regulations

The NTSELAT has issued new guidance for property agents to help buyers and renters make informed decisions. Planda reports assist in complying with these rules.

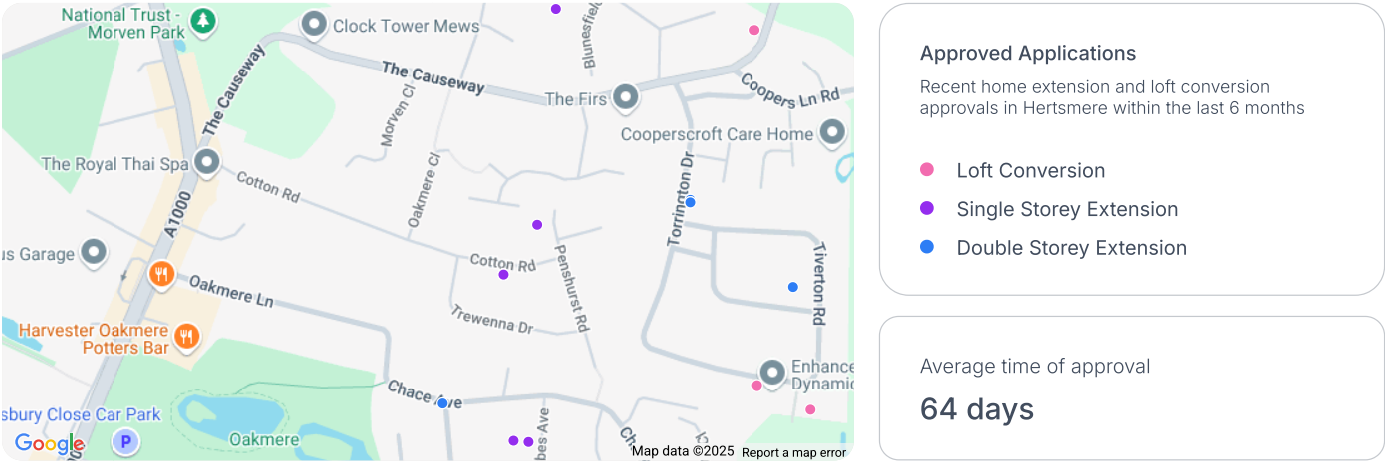
What can I build at my new home?

52 Cotton Road, Potters Bar, EN6 5JH

Planning can be complex, with permitted development rights and varying rules across local authorities. Using detailed data from your council, we analyse past planning applications to provide an accurate assessment of your chances for extensions or improvements. This report will help you understand your home's potential with clarity and confidence.

Here is a snapshot of Hertsmere:

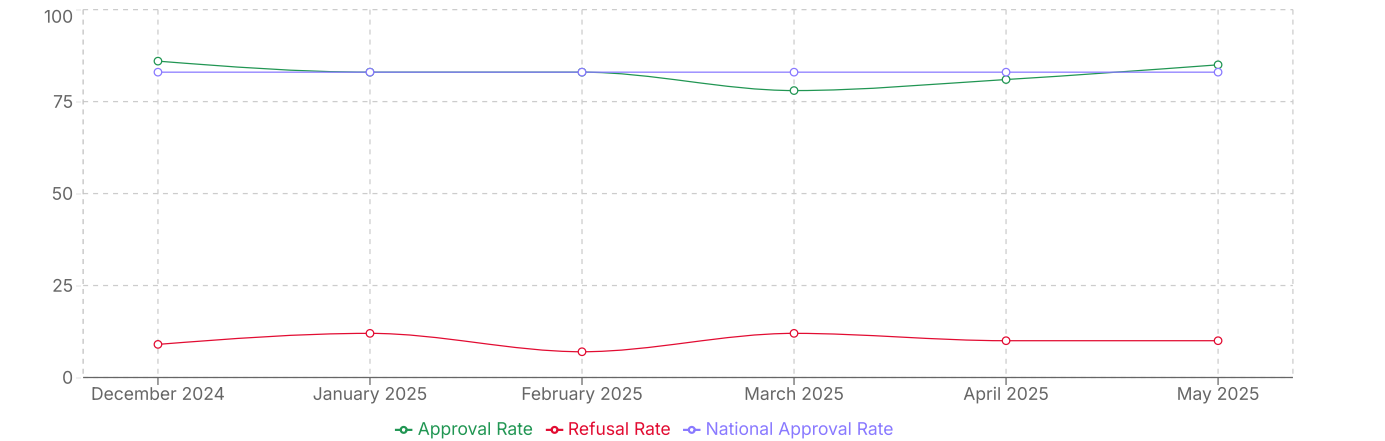
Hertsmere demonstrates commendable performance, showcasing outcomes in alignment with national averages. Over the past 6 months, data collected provides valuable insights into their efficiency and effectiveness in handling planning applications.



While every effort has been made to ensure the accuracy of the data presented, variations may occur due to factors beyond our control.

Overview of your council:

Utilising advanced AI technology, Planda analyses planning trends, local restrictions, and past applications in Hertsmere. These factors shape decisions, making it essential to understand the bigger picture.



Previous Applications Overview

52 Cotton Road, Potters Bar, EN6 5JH

Please Note:

Knowing the planning history of a property and local area is crucial for all parties involved in a property transaction. The data presented in this section covers planning applications and other related permissions from the past 8 years. While this information can be invaluable in understanding the property's history and context, it's important to note that it may not capture developments prior to the past decade. Use this overview to help inform your discussions on the property's potential, opportunities, and constraints.

Past Planning Applications at 52 Cotton Road

Estate agents must disclose whether any planning permission has been granted, refused, or is pending for developments or changes on the property itself. Planda provides up to 6 planning applications from the past 8 years to help you understand any ongoing or historical developments directly on the property.



No planning applications in the last 8 years

There have been no planning applications on the property in the past 8 years.

Other Applications at 52 Cotton Road

Planda covers other types of applications, such as Tree Preservation Orders (TPOs), Release of Conditions, or change of use applications from the past 8 years, providing a comprehensive view of the property's planning history.



No planning applications in the last 8 years

There have been no planning applications on the property in the past 8 years.

Developments in the Local Area

Council Development Activity

Council development rate compared to the national average

High



87 New Applications submitted

within 500m in the last year.

291 Planning Applications approved

within 500m in the last 8 years.

Immediate Neighbours

Nearby planning permissions can shape the future of an area. Planda shows validated, approved, or refused permissions ranked by relevance. Explore up to 7 applications from the past 8 years to understand how local changes might impact your property.

House (Single Storey Rear Extension)

Single storey rear extension. Depth: 6m, Height: 3m, Eaves: 3m.

67 Cotton Road Potters Bar Hertfordshire 5JJ EN6

● 98 meters away

[ref 25/0451/PD42](#)

Approved

30.04.2025

House (Extension & Alterations)

Construction of single storey side extension with pitched roof, replacement of front porch roof with mono pitched roof ...

2 Bearwood Close Potters Bar Hertfordshire 5HJ EN6

● 167 meters away

[ref 24/0528/HSE](#)

Approved

19.06.2024

2 Bed House & Alterations to Existing Property

Construction of end of terrace 2 storey, 2 bed dwelling adjoining No 1 Tempest Avenue with shed / cycle store to the r...

1 Tempest Avenue Potters Bar Hertfordshire 5JU EN6

● 234 meters away

[ref 23/1689/FUL](#)

Approved

16.02.2024

Extension and Alterations to Existing Dwelling

Erection of a two storey side extension, single storey rear extension and alterations to fenestration. (AMENDED PLANS...

23 Chace Avenue Potters Bar Hertfordshire 5LX EN6

● 201 meters away

[ref 23/1289/HSE](#)

Approved

23.11.2023

House (Single Storey Extension & Alterations)

Single storey rear extension with flat roof. Replacement garage door and flat roof with new parapet. New pitched roof t...

29 Cotton Road Potters Bar Hertfordshire 5JT EN6

● 114 meters away

[ref 23/0612/HSE](#)

Approved

07.09.2023

Side Extension (Lawful Development)

Single storey side extension following demolition of garage. Certificate of Lawful Development (Proposed).

5 Chace Avenue Potters Bar Hertfordshire 5LU EN6

● 158 meters away

[ref 23/0484/CLP](#)

Approved

16.05.2023

Garage Conversion & Loft Accommodation

Conversion of garage to habitable room increasing the roof height to include loft accommodation, installation of rear d...

9 Penshurst Road Potters Bar Hertfordshire 5JP EN6

● 189 meters away

[ref 22/2121/HSE](#)

Approved

30.03.2023

Wider Area Overview

Nearby Developments

Nearby planning applications could impact property value or living conditions. Look into the future by knowing what applications are under review or have recently been approved in your area. Planda lists up to 9 relevant applications from the past 8 years, including residential and mixed-use projects.

1 Bed Dwelling (New Build) with Parking and Landscaping Demolition of existing outbuilding to rear and construction of attached 2 storey 1x bed dwelling. Front boundary works ... 86 Tempest Avenue Potters Bar Hertfordshire 5JY EN6	● 463 meters away	ref 24/1487/FUL	Approved 13.03.2025
2 Dwellings (Subdivision) Subdivision of plot to facilitate 2x dwellings Certificate of Lawful Development (Existing). 70 Forbes Avenue Potters Bar Hertfordshire 5NG EN6	● 496 meters away	ref 25/0339/CLE	Pending 06.03.2025
2 Flats (Conversion/Extension) Conversion of garage to habitable space to include replacement of garage door with window, construction of first floor... 96 Torrington Drive Potters Bar Hertfordshire 5HT EN6	● 435 meters away	ref 25/0250/FUL	Pending 04.03.2025
4 Flats (New Storey) Construction of additional storey to the roof of the existing mixed use (Class AB) building to provide 4 × 1 bedroom flats. Latimer House 189 High Street Potters Bar Hertfordshire 5DA ...	● 255 meters away	ref 24/1590/PD56DC	Approved 05.02.2025
Chalet Bungalow (2 Bed) Construction with Loft Space Construction of 2-bed chalet bungalow style dwelling with habitable space at loft level, rear dormer and insertion of 1x... The Chequers Coopers Lane Potters Bar Hertfordshire 4AG EN6	● 452 meters away	ref 24/1521/FUL	Pending 23.01.2025
Loft Conversion (Certificate of Lawfulness) Conversion of loft to habitable room with rear dormer and 3no. rooflights. Certificate of lawfulness (Proposed). 61 Tempest Avenue Potters Bar Hertfordshire 5LH EN6	● 410 meters away	ref 21/1316/CLP	Approved 17.08.2021
4 Bed Detached Dwelling (New Construction) Demolition of existing garage and side extension and construction of new 4 bed detached dwelling adjacent to 3 Tavis... 3 Tavistock Close Potters Bar Hertfordshire 5HP EN6	● 370 meters away	ref 21/1022/FUL	Approved 05.07.2021
4 New Flats (Roof Alterations) Alterations to roof of existing residential block to provide 4 additional flats (3 × 1-bed & 1 × 2-bed) together with ancilla... North Block Parkside High Street Potters Hertfordshire	● 388 meters away	ref 20/2102/PD56O	Approved 04.02.2021
4 Flats (Roof Alteration) Alterations to roof of existing residential block to provide 4 additional flats (3×1 bed & 1×2 bed) with ancillary bin storag... South Block Parkside High Street Potters Hertfordshire	● 382 meters away	ref 18/0609/FUL	Approved 04.05.2020

Wider Area Overview

Major Projects

Major project applications like large residential developments or infrastructure within a certain distance may affect property desirability. Planda provides up to 8 major applications from the past 8 years, ranked by relevance, to keep you updated on future potential changes in the area.



No planning applications in the last 8 years

There have been no planning applications matching the criteria
in the last 8 years.