

PLANNING, DESIGN AND ACCESS STATEMENT

1 Cunningham Avenue, Hatfield, AL10 9LP

March 2013

2013/0583

1. Summary

The statement describes the location of the proposed development; the existing uses; the planning history and the proposed development. It reviews how the context has informed the proposed change of use and how assessment of the site's potential and surroundings has been considered as part of the decision to seek a change of use.

A full assessment has been undertaken of the site's potential, its context and surroundings.

2. Location

The site is in a residential housing development constructed approximately ten years ago. The residential development is within easy walking distance of the DeHaviland University Campus, the Hatfield Business Park and Hatfield Town Centre. Consequently, there is much demand for multiple occupancy housing in the area.

The site is not within the Green Belt. It is not in a Conservation Area nor is it within an Area of Outstanding Natural Beauty and does not contain any trees subject to a TPO. The site is not within an area identified by the EA as being liable to flooding.

3. Existing Use

The house is currently used as a House of Multiple Occupancy (HMO) and is Licensed for that purpose by Welwyn and Hatfield District Council. It has been an HMO for five years.

4. Planning History

The applicant is not aware of any previous planning history on the site, other than the permission to construct the house as part of a wider residential development scheme which was permitted approximately ten years ago.

5. Proposed Development

Use

This application proposes to maintain a single dwelling with garaging on the plot and is therefore compatible with adjacent land use. This application seeks to gain retrospective planning permission for use of the house as an HMO for 7 (seven) residents.

Amount

The scale, massing and spread of the development across the site is in keeping with the development in area. This application does not seek to alter the size of the existing buildings on the site.

Layout

The layout of the dwelling and the site access will not change as a result of this application.

It is proposed that the existing site access be maintained. The parking arrangement will also not be changed. Parking is provided for four vehicles on the site (two inside the garage and two in front of the garage). There is also additional parking for residents on the road outside the property. Cycle storage for up to four cycles is also provide in the garage.

The dwelling is currently laid out to provide seven bedrooms (one per resident). Three of the bedrooms have en-suite facilities; there is also a bathroom and cloakroom. The kitchen has a sink, dishwasher, eight burner hob, double oven and two fridge freezers. There is also a dining area within the kitchen which is capable of seating 6-8 people.

Scale

There are no plans to change the scale of the existing development on the site.

Appearance

There are no plans to change the appearance of the development

Access

Pedestrian access is provided to the property from Cunningham Avenue via a garden gate. Vehicular access is provided to the property through a parking court at the rear.

Landscaping

The existing mature vegetation including trees, shrubs, railings, wall and hedging would be retained. No additional landscaping works are proposed.

Sustainability

A separate checklist has been included in this submission which sets out how the development deals with sustainability issues.

Biodiversity

It is not considered that there will be any significant impact on biodiversity as a consequence of the proposed change of use.

6. Conclusion

This Planning, Design and Access Statement has been produced as a working tool to explain the background and act as a guide to the application process. It has been concluded that the proposed change of use is appropriate given the location of the property; the size of the house; the amenities provided within the house for residents and the amount of available parking.

Access will comply with all the standards relevant to such a development and the proposal is considered to be in accordance with the development plan for the area.

The house has been operating as an HMO for a number of years and is already compliant with the requirements of the Council in order for it to be a Licensed HMO.

End.