

**WELWYN HATFIELD COUNCIL**  
**PLANNING CONTROL BOARD**  
**8<sup>TH</sup> MARCH 2001**  
**REPORT OF THE CHIEF PLANNING OFFICER**

**PCB 08.03.01**  
**PART 1**  
**ITEM NO**  
**FOR DECISION**  
**CPO**

**S6/2001/51FP**  
**ALTERATION TO EXISTING CROSSOVER AND CONSTRUCTION OF TWO**  
**BRICK PIERS**  
**THE VINES, HIGH ROAD, ESSENDON**

**APPLICANT: MR S CADISCH**

(HATFIELD EAST)

**1.0 INTRODUCTION**

- 1.1 The Vines is a large detached house located on the western side of the High Road. It is accessed via a private drive and is set behind other residential properties in this area. The dwelling sits within a plot of 1.2 hectares and has a walled garden, some of which is Grade II Listed. The site is located within the Essendon Conservation Area and the Metropolitan Green Belt.
- 1.2 The application site comprises the junction of the drive to the property with High Road, Essendon, a classified 'B' road. Whilst the drive is owned by 'The Vines' it also serves as an access to three other properties; The Limes, 53 and 55 High Road.

**2.0 THE PROPOSAL**

- 2.1 It is proposed to widen the existing crossover onto High Road as part of the scheme to widen the existing drive to the properties (NB the widening of the drive does not require planning permission). In addition two brick piers are proposed to be located at the entrance to the drive. The piers would be of a height of 2m and would have a name plaque with 'The Vines' which is to be illuminated.

### **3.0 MAIN RELEVANT PLANNING POLICIES**

#### 3.1 The adopted Welwyn Hatfield District Plan 1998

Policy BEV 10      Development in Conservation Areas

### **4.0 REPRESENTATIONS RECEIVED**

4.1 Hertfordshire County Council Highways department recommends approval with the inclusion of conditions to ensure that the maximum width of the crossover is 6.5m and recommend that the illumination of the piers does not exceed a level of 60 watts.

4.2 Essendon Parish Council considers that the application should be refused since the brick piers are not aesthetically appropriate and that to widen the drive and then restrict it with brick piers was counter productive.

4.3 BEAMS raises no objections to the proposal.

4.4 The occupier of the adjoining property 'The Limes' objects to the proposed scheme on the basis that the two pillars with the nameplate 'The Vines' would be misleading since the drive provides access to three other dwellings. In addition the illumination of the pillars is not considered to be appropriate within the village of Essendon and the land ownership distinction between 'The Vines' and 'The Limes' was not clearly shown on the application forms.

### **5.0 DISCUSSION OF PROPOSALS**

5.1 Policy BEV 10 advises that development within Conservation Areas should preserve or enhance the character and appearance of the area. Whilst the proposed brick piers would be of a height of 2m they would also be set back approximately 3m from the road front and would not appear prominent within the streetscene. In addition a low level luminance to the piers will not have an adverse impact upon the Conservation Area. I therefore do not consider that the piers would be of a design that would have a detrimental impact upon the character of the Conservation Area. This view is supported by BEAMS the Council's Listed Buildings and Conservation adviser.

- 5.2 The drive is an existing entrance that has been widened by approximately 1m so as to improve access to the properties that are serviced by it. As a result the dropped kerb onto High Road is also required to be widened (which is the subject of this application). Hertfordshire County Council, Highways Department does not consider that the proposed scheme would have a detrimental impact upon highway safety subject to the imposition of certain conditions.
- 5.3 With regard to the comments from the adjoining land owner of 'The Limes' I can confirm that the land ownership plan has now been amended. However, the nameplate that is to appear on the brick piers is not a material planning consideration and is ultimately the choice of the applicant.

## **6.0 CONCLUSION**

- 6.1 It is considered that the widening of the existing drive and the erection of two brick piers will not have a detrimental impact upon highway safety or the character of the Conservation Area.

## **7.0 RECOMMENDATION**

- 7.1 It is recommended that planning application S6/2001/51/FP be approved subject to the following condition: -
1. SC01 Standard time limit full permission
  2. The maximum width of the crossover hereby permitted should not exceed 6.5m.
  3. Prior to installation or operation details of any illumination of the brick piers hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

## **BACKGROUND PAPERS**

Planning application S6/2000/1516/FP

715/27/02/01