

WELWYN HATFIELD COUNCIL
PLANNING CONTROL BOARD
9th MAY 2002
REPORT OF THE CHIEF PLANNING OFFICER

PCB 09.05.02
PART 1
ITEM NO
FOR DECISION
CPO

S6/2002/226/OP
ERECTION OF BUNGALOW
LAND AT HOLME CLOSE, HATFIELD

APPLICANT: CAROLE EDMONSON

(Hatfield North)

1.0 INTRODUCTION

- 1.1 The application site comprises of a roughly triangular parcel of land of a size of approximately 370 square metres that is located adjacent to 8 Holme Close, within the residential settlement area of Hatfield Garden Village. At present the application site is unmanaged and open to the road. There is a public footpath that runs around the side and rear boundary of the site and the land to the rear of the application site (which was formally playing fields) is now allocated for residential development.
- 1.2 Holme Close is a cul de sac where the existing pattern of development mainly comprises of houses in the form of terraced dwellings. There has been some infill development within the road, namely 5a, 5b and 9a Holme Close all of which are two storey developments.
- 1.3 A member of the board has requested that this application be determined at a Planning Control Board meeting.

2.0 THE PROPOSAL

- 2.1 Outline planning permission is sought for the erection of a detached bungalow with all other matters reserved for future consideration.

3.0 PLANNING HISTORY

- 3.1 The planning history of the site is as follows: -

S6/1992/661/OP Outline application for the erection of one detached dwelling.
Refused.

S6/1979/539/OP Site for house and garage. Refused.

4.0 PLANNING POLICIES

- 4.1 The standards, policies and criteria contained within the adopted Welwyn Hatfield District Plan Alterations No1, 1998.

MAIN RELEVANT POLICIES AND CRITERIA

BEV4 Hatfield

RES CRITERIA 17 Character of settlements

5.0 REPRESENTATIONS RECEIVED

- 5.1 Hertfordshire County Council (Highways Officer) advises that further information is requested to confirm and/or demonstrate that the applicant is able to access the site and accommodate adequate off street parking for the proposed development.
- 5.2 The Environment Agency makes no comment on the application.
- 5.3 Getting Around (Welwyn Hatfield Access Group) requests that this application be considered subject to the criteria and standards outlined in Appendix A of the District Plan.
- 5.4 The applications have been advertised by the display of a site notice and by notification letter to neighbouring properties. Eleven letters of objection have been received which, in summary, relate to concerns that the proposed development would appear out of character to the road and would result in additional traffic generation and therefore parking problems within the close.

6.0 DISCUSSION OF PROPOSALS

- 6.1 The key issues in determining this application is whether the erection of a detached bungalow within the application site would be in keeping with the character and appearance of the locality and whether there would be any adverse effect on the amenity of neighbouring occupiers and the implications for highway safety.
- 6.2 Planning Policy BEV 4 of the Welwyn Hatfield District Plan, Alterations No1, 1998 sets out the general approach to be adopted in respect of development proposals within the specified settlement of Hatfield and advises that development will only be permitted where it reflects the character and quality of the built environment and the existing pattern of development.
- 6.3 Further to this Policy Res Criteria 17, within Appendix A of the District Plan, sets out the Council's general approach with regard to the development of sites within existing residential areas. The criteria given should be used to assess the impact of a proposed scheme on the character and amenity of an area and its residents. These criteria are outlined below: -
- Ω On sites within a largely built up area, there must be adequate space for the proposed development without creating a visually cramped appearance;
 - Ω In residential areas where the existing development is more sparse, regard must be paid to the space between and around dwellings in a particular road in order to avoid a visually cramped appearance and to maintain its existing character;
 - Ω The building should not cause undue loss of light to or appear unduly dominant from an adjoining property;

- Ω All proposals for development and redevelopment of existing property will be expected to meet the other relevant standards and criteria for new dwellings.
- 6.4 From the planning history of the site it can be seen that there have been two earlier applications involving the erection of a new dwelling on this parcel of land adjacent to 8 Holme Close, both of which were refused on the grounds of loss of amenity to the occupiers of 8 Holme Close and the detrimental impact to the character of the surrounding area.
- 6.5 As previously stated there has been some infill development within Holme Close the most recent example being No 9a adjacent to the site. However, the application site is smaller than the site of 9a and is considered to be of an insufficient size to accommodate a new dwelling (albeit a bungalow) without resulting in a cramped form of development to the detriment of the established character of the local built environment and pattern of development.
- 6.6 Whilst Planning Policy Guidance Note 3, Housing, which was published in August 2000, does state that authorities should avoid developments that make an inefficient use of land e.g. less than 30 dwellings per hectare, the guidance also advises that developments should not compromise the quality of the environment and regard should be had to the immediate neighbouring buildings and townscape of the wider locality. To this end PPG 3 advises that new housing development of whatever scale should not be viewed in isolation but should respect and enhance the local character of an area. The proposed scheme would make use of a parcel of land that is at present redundant; however, it is considered that the erection of a new dwelling on this parcel of land would not reflect the character of the existing surrounding area.
- 6.7 With regard to the potential detrimental impacts on the amenity of the adjoining properties, without further details of siting and design it is difficult to identify whether this would occur. It is noted that a bungalow is proposed and therefore it is unlikely that the development would result in any problems of overlooking. However, due to the size of the plot the proposed development could have a poor relationship with the adjoining properties and the applicants submitted details do not demonstrate that this will not be the case.

7.0 CONCLUSION

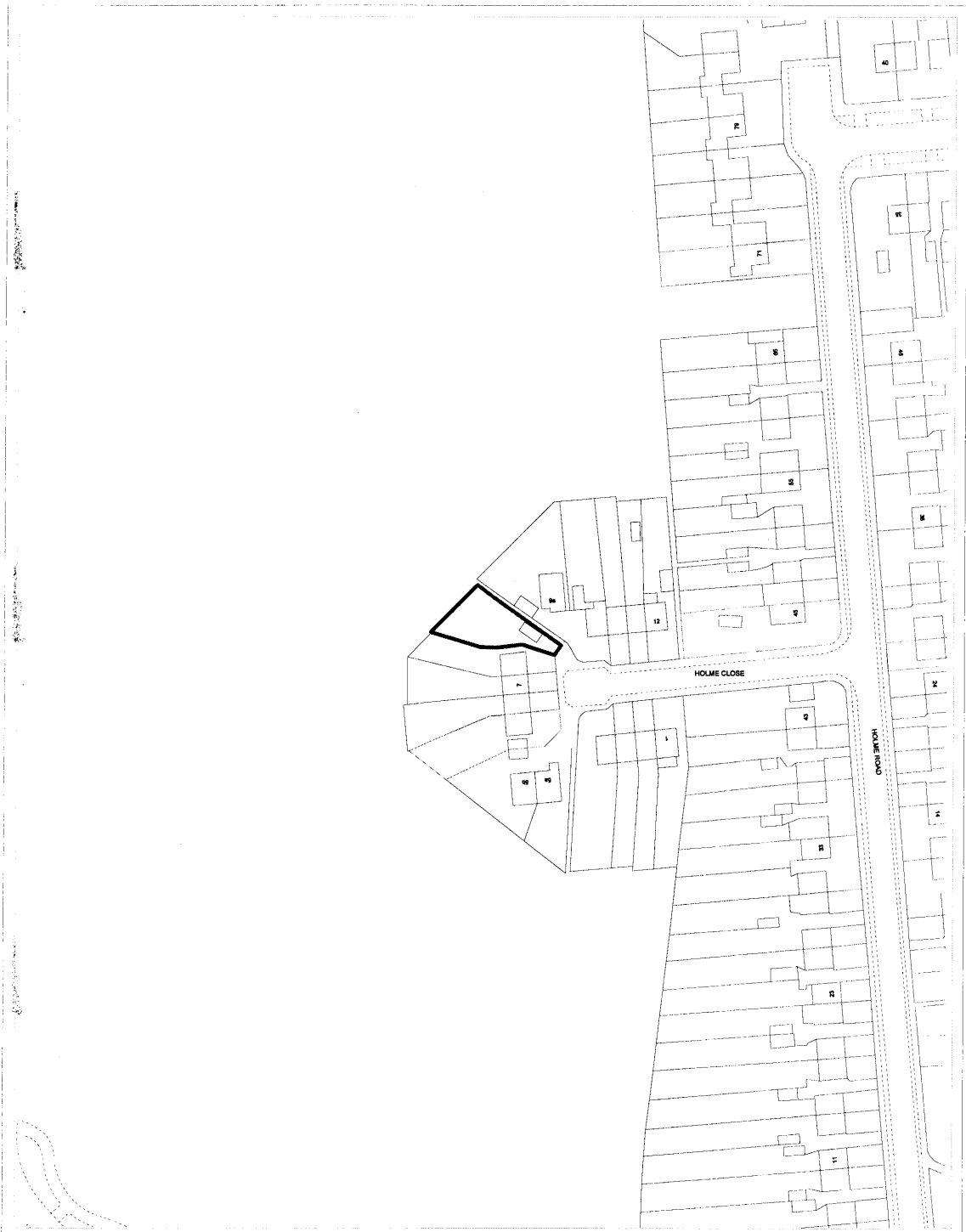
- 7.1 I am of the opinion that the proposed development would harm the character and appearance of the area to an unacceptable degree and would thereby be contrary to Policy BEV 4 and Res Criteria 17 of the Welwyn Hatfield District Plan, Alterations No 1, 1998.

8.0 RECOMMENDATION

- 8.1 I therefore recommend that application S6/2002/226/OP be refused for the following reason: -
1. The proposal would, by reason of the restricted dimensions of the site give rise to a cramped form of development that would not reflect the existing pattern of development in Holme Close and would therefore be detrimental to the character and appearance of the locality contrary to Policy BEV9 and Res Criteria 17 of the Welwyn Hatfield District Plan, Alterations No 1, 1998.

BACKGROUND PAPERS

Planning application S6/2002/226/OP



**WELWYN
HATFIELD
COUNCIL**

LAND AT HOLME CLOSE

SCALE: 1:1250

DRAWN BY: LIZA WREN

DATE 28th April 2002

Drawing no.

S6/2002/226

Council Offices, The Campus,

Welwyn Garden City, Herts. AL8 6AE

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