

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	N6/2007/419/FP
------------------------	-----------------------

NOTATION:

The site lies within Welwyn Garden City in Employment Zone EA2 as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

No.10 Southfields is an industrial unit at the base of the cul-de-sac with in the Burrowfields Employment Area. Behind the unit is an open-air yard with three sheds and adjoining the rear boundary of the site is a playing field. A 2.75 metre high palisade fence surrounds the yard.

DESCRIPTION OF PROPOSAL:

It is proposed to erect a roof over the existing yard area to the rear of the unit to provide a secure weather tight storage area. The roof would have a shallow 3-degree pitch and vary in height from 2.9 metres at the rear boundary of the site to 3.4 metres. It would have timber rafters and a single ply roof finish.

PLANNING HISTORY:

None relevant

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Hertfordshire Structure Plan Review 1991 – 2011:

XXX

Welwyn Hatfield District Plan 2005:

D1 - Quality of design

D2 - Character and context

EMP13 - Design Criteria for Employment Development

CONSULTATIONS

None

TOWN/PARISH COUNCIL COMMENTS

None

REPRESENTATIONS

The application was advertised by means of neighbour notification letters on 19 March 2007 and site notice on 2 April 2007.

The notification periods ended on 9 April 2007. No representations were received.

DISCUSSION:

The main issues are:

- 1. Impact on the character and appearance of the area.**
- 2. Impact on neighbour residences amenity.**
- 3. Other Material Planning Considerations**

1. Southfield is a cul-de-sac in the Burrowfields Employment Areas, which is accessed from Chequers. It is characterised by a variety of industrial units for a variety of firms. No.10 is at the bottom of the cul-de-sac and adjoins the southern boundary of the Employment Area. Adjoining the rear of the site are playing fields and the nearest residential properties are some 60 metres from the site, with a number of trees between the two.

It is proposed to erect a roof over the yard to the rear of the unit at No.10. It would be constructed from steel columns, timber rafters and single ply roof finish, and would replace three existing timber sheds. The proposed roof would only be between 0.15 and 0.65 metres taller than the palisade fence that surrounds the yard and as such would only be partially visible. From the playing fields the shallow pitch of the roof ensures that only a minimal amount of the development would be seen and thus it would maintain the current appearance of the building. Whilst this is the only development of this sort in this section of the Employment Area, its scale and siting ensure it would not have a detrimental impact on the character and appearance of the area.

2. Both policies D1 and EMP13 protect the amenity of neighbouring and/or near by residential properties. In this instance the nearest residential property is some 60 metres from the proposed development. It is considered that the scale of the development ensures that nearby residential properties amenity would not be affected.

CONCLUSION:

It is considered that the proposed development, by virtue of its design, siting and scale, would not have a detrimental impact on the character and appearance of the area or neighbouring dwellings residential amenity.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C.2.1

REASON

In order to comply with Section 91 of the Town and Country Planning Act (As amended)

SUMMARY OF REASONS FOR THE REFUSAL OF PERMISSION:

The proposal has been considered against development plan policies of the, Welwyn Hatfield District Plan 2005 D1, D2 and EMP13, in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan

INFORMATIVES:

None

DRAWING NUMBERS:

05.1009-01 & 05.1009-02 & 05.1009-03 RECEIVED 19 MAR 07

Signature of author..... Date.....