

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2007/505/FP
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NOTATION:

The site is located within the town of Hatfield as designated by the Welwyn Hatfield District Plan 2005. The site is also within Hatfield Conservation Area.

DESCRIPTION OF SITE:

The application site is located on the northern side of Fore Street and comprises of a two storey semi-detached dwelling. To the rear is a courtyard area and to the the front a private access road with parking. To the north of the dwelling is a detached double garage. The dwelling dates from early eighteenth century and is constructed of red brick and plain tile hipped roof. The dwelling is two storeys with five attic windows on the west side and 2 windows on south side to street.

The surrounding area and street scene are residential in character and contain a mix of dwellings in respect of both size and appearance.

DESCRIPTION OF PROPOSAL:

This application seeks full planning permission for the re-instatement of single swelling into two dwellings.

The property was converted into a single dwelling by the introduction of two linking doorways between the two dwellings (S6/1990/1013/LB). The current proposal is to block in the doorways created as a result of application S6/1990/1013/LB and to reinstate the original two dwellings.

PLANNING HISTORY:

S6/2002/0640/FP - Alterations to Existing Dwelling to Form Two Separate Houses (G)

S6/2002/0301/FP - Demolition of Existing Garage and Erection of New Double Garage (G)

S6/1990/1013/LB - Internal Alterations in Association with Conversion into a Single Residential Dwelling (G)

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:

D2 Character and Context

M14 Parking Standards for New Development

SD1 Sustainable Development

R3 Energy Efficiency

R22 Development in Conservation Areas

R25 Works to Listed Buildings

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

CONSULTATIONS

BEAMS – No Objection

TOWN/PARISH COUNCIL COMMENTS

None

REPRESENTATIONS

The application was advertised by site notice and neighbour notification letters to:

12 Fore Street, Lower Flat and Upper Flat Fore Street

Notification commenced 29 March 2007 and expired 13 June 2007

Welwyn Hatfield Access Group request that this application is considered subject to the standards and criteria outlined in the current District Plan

DISCUSSION:

The main issues are:

1. D2 Character and Context
2. M14 Parking Standards For New Development
3. SD1 Sustainable Development
4. R3 Energy Efficiency
5. R22 Development in Conservation Areas
6. R25 Works to Listed Buildings

1. D2 Character and Context:

The application site has previously been divided into two dwellings. The intensity of use at the site would not significantly increase as the overall number of bedrooms remains the same. The proposal would have no significant adverse impact upon the character and appearance of the existing dwelling and is therefore in accordance with Policy D2.

2. M14 Parking Standards For New Development

The adopted parking standards (Supplementary Planning Guidance) specify that the maximum parking requirements for a dwelling with two bedrooms in this location is one parking space. A site visit has confirmed that there are two parking spaces to the front of the dwelling and a double garage to be retained. This is considered adequate in respect of the revised parking standards and policy M14 of the Welwyn Hatfield District Plan 2005.

3. SD1 Sustainable Development:

The applicant has not submitted a statement assessing the proposals against the sustainability checklist contained within the Supplementary Design Guidance. Therefore, there is a limited amount of information regarding the impact of the proposals in terms of sustainability.

4. R3 Energy Efficiency:

There is a limited amount of information regarding the Energy Efficiency of the proposals.

5. R22 Development in Conservation Areas:

There would be no external alterations as a result of the conversion to two dwellings and therefore the proposals would not impact on the character and appearance of the conservation area.

6. R25 Works to Listed Buildings:

The new works respect the character, appearance and setting of the building in terms of design, scale and materials. The architectural and historic features, which are important to the character and appearance of the building, would be retained and the proposed scheme would not have a detrimental impact on the historic form and structural integrity of the building. Consequently, this complies with Policy R25 of the Welwyn Hatfield District Plan.

CONCLUSION:

The proposal accords with the provisions of Policies D2, M14, SD1, R3, R22 and R25 of the Welwyn Hatfield District Plan 2005 and the requirements of the Supplementary Design Guidance (statement of Council Policy).

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C.2.1 – Time Limit

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against development plan policies (i.e. Hertfordshire Structure Plan Review 1991 - 2011 & Welwyn Hatfield District Plan 2005 D2, M14, SD1, R3, R22, R25, and Supplementary Design Guidance), 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 (see Officer's report which can be inspected at these offices).

INFORMATIVES:

None

DRAWING NUMBERS:

885/A

Date Stamped 26/03/2007

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