

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2007/852?FP
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NOTATION:

The site lies within the settlement of Cuffley as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application site is located on garden land to the rear of four properties fronting Hill Rise and Plough Hill. An access road would be inserted between numbers 2 and 4 Hill Rise. The application site is on a hillside and the land level falls steeply from Hill Rise to the properties which are beyond the rear boundary, from the south west to the north west. The application site has trees, scrubs and vegetation which screen the boundaries and characterise the area. At the time of the site visit some mature trees appeared to have recently been felled.

DESCRIPTION OF PROPOSAL:

PLANNING HISTORY:

None relevant.

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Hertfordshire Structure Plan Review 1991 – 2011:
Policy 6 – Settlement Pattern and Urban Concentration

Welwyn Hatfield District Plan 2005:

- SD1 Sustainable Development
- GBSP1 – Definition of Green Belt
- GBSP2 - Towns and specified settlements
- R3 - Energy Efficiency
- R5 - Waste Management
- M14 - Parking standards for new developments
- D1 - Quality of design
- D2 - Character and context
- D5 - Design for movement
- D7 - Safety by Design
- D8 - Landscaping
- D9 - Access and Design for people with disabilities

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, January 2004

CONSULTATIONS

TOWN/PARISH COUNCIL COMMENTS

REPRESENTATIONS

None. Period expired.

Or

This (these) application(s) have been advertised and 0 representations have been received. Period expired.

DISCUSSION:

The main issues are:

- 1.
- 2.
- 3.
- 4. **Other Material Planning Considerations**

- 1.
- 2.
- 3.
- 4.

CONCLUSION:

RECOMMENDATION: REFUSAL AND REASON (S)

CONDITIONS:

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

Reason for Grant of FP/LB/CA/DT/ (**Approvals only**):

The proposal has been considered against development plan policies (i.e. Hertfordshire Structure Plan Review 1991 - 2011 xxxxxxxxxxxxxxxx & Welwyn Hatfield District Plan 2005 xxxxxxxxxxxxxxxx), 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:

DRAWING NUMBERS:

Site Location Plan XX and date stamped XX

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