

**WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL**  
**DELEGATED REPORT**

<b>APPLICATION No:</b>	<b>S6/2007/1221/FP</b>
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**NOTATION:**

The site is located within the Hatfield Aerodrome, Inset 3, as outlined in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

The masterplan for the redevelopment of the Hatfield Aerodrome site, as adopted in the relevant Supplementary Planning Guidance dated November 1999 states that the *“creation of a District Centre is a key component of the overall development”* and that the *“area will become the heart of the scheme creating a sense of place within a high quality, safe environment”*. It is intended that the District Centre will contain, amongst other elements, appropriate shopping, food and drink, and health care uses, to serve the population of the new residential development.

The land covered by this designation is some 9.8 hectares adjoining the west side of Comet Way, located partly behind Waters Garage and Harpsfield Broadway, and stretching westwards to Mosquito Way, to include the listed hangar building. To the north of the District Centre site is the Commercial Area and the listed Administration Block and Canteen Block, whilst to the south are the Bishop Square offices and the recently rebuilt Beales Hotel.

Dominos Pizza occupies unit 13a in Comet Square, Hatfield District Centre. It is an end unit and is situated opposite the hotel and bus garage. There are residential properties above the unit.

**DESCRIPTION OF PROPOSAL:**

The original proposal was for a new shopfront and brick infill panels, new ventilation system and external compressors at Dominos Pizza, unit 13a, Comet Square, Hatfield. The application was however amended on the request of the applicant on the 12<sup>th</sup> September 2007. The proposal is now for a new shopfront and brick infill panels at the above store. The ventilation systems and external compressors will be dealt with as part of the discharge of conditions 2 and 3 of planning approval S6/2005/675/DE. The applicant is aware that they cannot start trading in the unit without the prior discharge of these conditions.

**PLANNING HISTORY:**

S6/1999/1064/OP – Outline planning permission for the redevelopment of the Hatfield Aerodrome site in accordance with masterplan (including District Centre).

S6/2003/1137/OP – Full permission for 200 flats and Nursing Home, also outline permission for District Centre including shops, food and drink uses, hotel and health centre, day nursery, residential uses including affordable and key worker housing, bus interchange, servicing and car parking.

S6/2005/675/DE - Mixed use development of district centre comprising shops, food & drink uses, hotel, health centre, day nursery, 267 residential units including affordable and key worker housing, bus interchange, servicing, carparking and landscaping (reserved matters application following outline permission S6/2003/1137/OP).

S6/2007/795/FP – Amendment to reserved matters approval reference S6/2005/675/DE to allow for the relocation/ swap of class A1 (shop) and class A3 (restaurant, bars and cafes) uses within the scheme, at units 8, 8A and 12A, Comet Square, Comet Way, Hatfield District Centre.

## **SUMMARY OF DEVELOPMENT PLAN POLICIES:**

Hertfordshire Structure Plan Review 1991 – 2011:  
None

Welwyn Hatfield District Plan 2005:

D1 - Quality of Design  
D2 – Character and Content  
D3 – Continuity and Enclosure  
D5 – Design and Ease of Movement

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

## **REPRESENTATIONS**

The Welwyn Hatfield Access Group requested that the application be considered in relation to Policies D3 and D5 of the Welwyn Hatfield District Plan (2005), Building Regulations Part M, BS8300 Code of Practice and BS5588 Part 8 Emergency Access.

This application has been also advertised by means of a site notice and no representations have been received.

## **DISCUSSION:**

**The main issues are:**

- 1. Quality of design**
- 2. Impact of the proposal upon the character of the area**
- 3. Impact on residential amenity**
- 4. Access to unit**

'In principle' the design of this units elevations was approved as part of the reserved matters application, reference S6/2005/675/DE. This application relates to the design and appearance of the proposed shopfront on the elevations, as shown on drawings 4210-E01 and P02C.

Policies D1 Quality of Design, D2 Character and Content, D3 Continuity and Enclosure and D5 Design and Ease of Movement of the Welwyn Hatfield District Plan 2005 are relevant to this application, in addition to the material concerning shopfront design contained within the Supplementary Design Guidance (2005).

The proposal accords with Policy D1 of the Welwyn Hatfield District Plan (2005), which requires all new development to be of a high quality of design, incorporate the design principles of the District Plan & Supplementary Design Guidance (2005), be appropriate to the setting and context of the area and be of the highest quality and Policy D5 which requires all new development to take account of its impact on existing and proposed movement patterns.

In addition to this the proposal is also in line with Policy D2 which requires the character and context of the development to respect the area in which it is proposed, improving or enhancing the character of the area where possible and D3 which states that all new development will be required to incorporate the principles of continuity and enclosure to distinguish between public and private spaces.

The proposed shopfront is well designed and does not detract from the character of the street scene. Whilst the shopfront is distinctive it is also sympathetic to the existing architecture and complements the existing elevations of the building in terms of materials used and colour. Given this it is unlikely that the proposal will have an adverse affect on the residential amenity of neighbouring properties in the District Centre. In addition to this the shopfront has been designed to secure easy access to and circulation in the shop for disabled people, as level access has been provided at the customer entrance.

**CONCLUSION:**

The proposed shopfront and brick infill panels would not have an adverse impact upon the character and appearance of the area. In addition to this the proposal would not result in a loss of residential amenity and is considered to meet the relevant requirements of the Welwyn Hatfield District Plan and Supplementary Design Guidance 2005.

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

**CONDITIONS:**

- 1. C.2.1 – Time limit for the commencement of development

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In order to comply with Section 91 of the Town and Country Planning Act (as amended).

**SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:**

Reason for Grant of FP (Approvals only):

The proposal has been considered against development plan policies (Welwyn Hatfield District Plan 2005 D1, D2, D3 and D5), 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).

**DRAWING NUMBERS:**

Site Location Plan 4210-LP and Drawing Numbers 4210-E01 and P02C date stamped 13<sup>th</sup> August 2007.

**Signature of author.....**

**Date.....**