

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2007/1433/FP
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NOTATION:

The site is located within Hatfield Aerodrome (Inset 3) as designated by the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The site consists of unit 8A situated on the south west side of Parkhouse Court (Formally Comet Square). The unit forms part of the ground floor of a four storey residential apartment block. The adjoining units either side of the application site have been designated for use class A1.

DESCRIPTION OF PROPOSAL:

This application seeks full planning permission for the installation of a shop front.

PLANNING HISTORY:

S6/2007/14256/AD – Non-illuminated fascia sign (G)

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 Context

SD1 Sustainable Development

R3 Energy Efficiency

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

CONSULTATIONS

None

TOWN /PARISH COUNCIL COMMENTS

None

REPRESENTATIONS

The application was advertised by site notice only.

Notification expired 19 October 2007.

No letters of representation were received.

DISCUSSION:

The main issues are:

1. D1 Quality of Design
2. D2 Character and Context
3. SD1 Sustainable Development
4. R3 Energy Efficiency

1. D1 Quality of Design:

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 drawing 2026-P01.

Policy D1 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. The proposed shopfront does not detract from the character of the street scene and would have no adverse impact on the residential amenity of neighbouring properties in the District Centre. 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. The proposed shopfront is therefore in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005 and the accompanying Supplementary Design Guidance (Statement of Council Policy).

2. D2 Character and Context:

The proposed shopfront would not have a negative impact on the character of the area. Therefore the proposals are in accordance with Policy D2 of the Welwyn Hatfield District Plan 2005 and the accompanying Supplementary Design Guidance (Statement of Council Policy).

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.

CONCLUSION:

The proposal accords with the provisions of Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the requirements of the Supplementary Design Guidance (statement of Council Policy).

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

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 GBSP1, D1, D2 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

Please note that should you intend to install security shutters this will require planning permission. It is suggested that you contact the duty officer to discuss the design of these.

DRAWING NUMBERS:

Site Location Plan & 2026-P01

Date Stamped 26/09/2007

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