

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2007/1589/FP
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NOTATION:

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

DESCRIPTION OF SITE:

The application site is located on the south-western side of Great Braitch Lane and consists of a two-story detached dwelling within the recently constructed development at the Hatfield Aerodrome site. The property is constructed of red brickwork and brown tiles with a gable roof design and gabled projection to the front of the property. The double garage has a pitched roof. The property is located on a rectangular shaped plot with parking provision to the front of the site. The surrounding area and street scene are residential in character and contain a number of detached dwellings of similar size, design and appearance.

DESCRIPTION OF PROPOSAL:

This application seeks to allow the conversion of one of the existing attached garages to habitable accommodation. The garage currently has dimensions of approximately 2.3 metres in width by 5.1 metres in depth. One additional window would be placed in the front elevation.

PLANNING HISTORY:

There is no relevant planning history to date.

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Hertfordshire Structure Plan Review 1991 – 2011:
None relevant

Welwyn Hatfield District Plan 2005:
GBSP2 - Towns and specified settlements
D1 - Quality of design
D2 - Character and context
M14 – Parking standards for new development
Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005
Welwyn Hatfield District Plan, Supplementary Planning Guidance-Parking Standards, January 2004.

CONSULTATIONS

Hertfordshire Highways – have raised no objections to the proposed development.

TOWN/PARISH COUNCIL COMMENTS

Hatfield Town Council – have not commented on this application to date.

REPRESENTATIONS

None received. Period expired 23/11/2007

DISCUSSION: The main issues are:

- 1. Impact on the character and appearance of the area**
- 2. Impact on adjoining occupiers amenity**
- 3. Other Material Considerations**

Great Braitch Lane is located within the recently constructed Hatfield Aerodrome site and contains a number of detached dwellings, which are of similar size and character with regular spacing throughout. The properties at No. 15 and 23 Great Braitch Lane have recently converted a garage to habitable accommodation (references S6/2007/0606/FP & S6/2006/1241/FP).

The conversion of the garage would not have a detrimental impact on the street scene as the external appearance of the dwelling would not be altered other than the addition of one further window in the front elevation at ground floor level. The window would be symmetrical to those within this front elevation and as such would be sympathetic to the design of the property. It is therefore considered that the visual impact would not be detrimental to the area and would respect and relate to the existing dwelling and street scene. Consequently, the proposals comply with Policy D1 and D2 of the Welwyn Hatfield District Plan and Section 5.2i of the Supplementary Design Guidance.

The conversion of the garage to habitable accommodation would not harm the amenity of the occupiers at 17 or 21 Great Braitch Lane in regards to loss of light or privacy as the building would remain unaltered other than one window, which would be placed in the front elevation and therefore have views towards the street scene. Consequently, the garage conversion complies with the material contained within Section 5 of the Supplementary Design Guidance.

The garage conversion would be constructed of materials to match the existing building, which therefore adheres to Section 5.2iv of the Supplementary Design Guidance.

Zonal maps for the Hatfield Aerodrome site have not been developed, however it is anticipated that the site would contain areas of Zone 3 and Zone 4 parking restraint. The garage conversion would result in the loss of one designated parking space; however there would still be one space within the second attached garage and two additional spaces on site, which were identified during the site visit. By estimating the parking standards and designating the particular area of the development to be a Zone 4, a maximum of three parking spaces would be required. Consequently, this is considered to be acceptable and in compliance with the revised parking standards for this location and Policy M14 of the Welwyn Hatfield District Plan 2005.

CONCLUSION:

The proposed conversion of the garage to habitable accommodation would not have a detrimental impact on the street scene or impact on the amenity of adjoining occupiers. This complies with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the material contained within the Supplementary Design Guidance.

RECOMMENDATION: APPROVAL WITH CONDITIONS

- 1) C.2.1 – Time limit
- 2) C.5.2 – Matching materials

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against development plan policies; Welwyn Hatfield District Plan 2005 GBSP2, D1, D2, M14), 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: 1:1250 Site Location Plan & 1:500 Block Plan & 097/05123 – 1 & 097/05123 – 2, all date stamped 24 October 2007

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