

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2007/1662/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 4 situated on the south east corner of Parkhouse Court (Formally Comet Square). The unit forms part of the ground floor of a five storey residential apartment block. Unit 3 adjoining the application site to the south is currently vacant but has been designated for use class A1.

DESCRIPTION OF PROPOSAL:

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

PLANNING HISTORY:

S6/2007/1656/AD – Internally illuminated fascia sign (G)

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.

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).

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Planning Policy

PPG1 – Delivering Sustainable Communities

PPS6 – Planning for Town Centres

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 4 December 2007.

One letter of representation was received from Welwyn Hatfield Access Group requesting that the development complies with Policy D3d and Policy D5 of Welwyn Hatfield District Plan 2005.

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 S6/2005/675/DE. This application relates to the design and appearance of the proposed shopfront as shown on drawings No.6983-LP-003-C.

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 with a minimum 1700mm width entrance has been provided. The proposals are 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 national planning policy, 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 external 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 & HAT/04/07

Date Stamped 6/11/2007

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