

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

<b>APPLICATION No:</b>	<b>S6/2007/1721/FP</b>
------------------------	------------------------

**NOTATION:**

The site lies within a specified settlement (Cuffley) as designated in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

The site is located on the northern side of Station Road and comprises the former Harvester Public House which was converted into retail use in the summer of this year.

The store (Tesco) is sited on the ground floor with car parking to the front and side (western) sides of the building. There is a slight level change across the site with levels increasing from front to rear. Within the blue outlined area is a raised, former public house garden, and this would be approximately 1.5 metres higher. Beyond the rear of the site are dwellinghouses which are on a higher level still.

**DESCRIPTION OF PROPOSAL:**

The proposal seeks full planning permission to convert the existing single residential accommodation into 3. There would comprise 2 no. 2 bed and 1 no 1 bed residential units.

To provide access to the units, now that internal access is not available a two storey rear extension is proposed, in the form of a stairwell.

**PLANNING HISTORY:**

S6/2007/0955-8/FP – Various applications for alterations to the building to provide accommodation for retail use – approved August 2007

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Policy

PPS1: Delivering sustainable development

PPS3: Housing

PPG13: Transport

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:

SD1 Sustainable Development

GBSP2 - Towns and specified settlements

R3 - Energy Efficiency

M6 – Cycle Routes and Facilities

M14 - Parking standards for new developments

D1 - Quality of design

D2 - Character and context

D5 - Design for movement

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**

Thames Water – No objection

Highways – Does not wish to restrict any grant of permission

## **TOWN/PARISH COUNCIL COMMENTS**

No objections

## **REPRESENTATIONS**

One representation received - over development and flats would overlook gardens and houses

## **DISCUSSION:**

The main issues are:

- 1. Impact on the character of the area and adjoining amenity**
- 2. Amenity of future occupiers**
- 3. Highways and Parking matters**
- 4. Other Material Planning Considerations**

### **Impact on the character of the area and adjoining amenity**

The upper floors of the building were formerly residential accommodation when the building was in use as a public house. The proposal is to convert to 3 units, although internal accommodation is located in different areas compared to the previous residential occupation, it is not considered that this would add significantly to any amenity issues compared to previously. The distance to the nearest neighbouring property to the rear is in excess of 35 metres and this is considered adequate to not result in loss of privacy. The windows in the 'stairwell' (new 2 storey extension) would provide a small window to the flank elevation, however it is considered that this would provide limited outlook and would be unlikely to result in any additional overlooking than the existing flank windows.

The design of the extension has been carefully considered and respects the built form of the existing building. It is therefore considered that this complies with policies D1 and D2, the latter which aims to maintain or enhance the character of an area.

In relation to the neighbour objection, the provision of an additional 35m<sup>2</sup> of footprint is not considered to represent overdevelopment on a site of this size.

### **Amenity of future occupiers**

The accommodation, internally, has been designed to provide adequate living conditions for future occupiers. Externally, there is a limited amount of private amenity space and although this is smaller than would normally be required, consideration should be given to previous conditions. When in use as a public house, there was no private garden, furthermore, many of the residential units above the retail units within the centre of Cuffley do not benefit from significant private areas. Therefore it is considered that in this instance the amount of space being provided is acceptable.

### **Highways and Parking matters**

Four off-street parking spaces have been shown which would be secured by bollards to prevent shoppers from utilising these spaces. Parking standards indicate that 4.25 spaces are required and although this is slightly lower than the standards, these are the maximum that are required. With its location close to the shops and the railway station, it is considered that this small short-fall should not result in off-street parking and therefore complies with M14.

Covered cycle parking has been shown and this is considered complies with local plan policy

**Other Material Planning Considerations**

The proposal would provide additional accommodation within the centre of a large village centre and as such is considered would contribute towards sustainable development. Details have not been submitted with the application demonstrating how the proposal would comply with the aims of energy efficiency.

**CONCLUSION:**

The proposal would utilise an existing upper floor and provide two additional residential units. The accommodation provided would not compromise the amenity currently enjoyed by adjoining occupiers and would provide satisfactory parking provision. The proposal would therefore comply with local plan policy

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

- 1. C.2.1 – Time Limit for Commencement
- 2. The extension hereby approved shall be finished in Nugent Red brick and the roof tile in Marley Eternit Acme.  
REASON: In the interests of the visual amenity of the area in accordance with policies D1 and D2 of the Welwyn Hatfield District Plan 2005.
- 3. The parking layout as shown on drawing PLA08A providing 4 spaces for the use of occupiers of the flats shall be marked out and provided prior to the development hereby permitted.  
REASON: In the interests of highway safety in accordance with policy M14 of the Welwyn Hatfield District Plan 2005.
- 4. Prior to the occupation of the development hereby permitted, the cycle store and bin store shall be completed in accordance with the approved details.  
REASON: To protect the residential amenity of adjoining occupiers and to ensure adequate secure cycle provision encouraging alternative modes of transport in accordance with policies D1 and M6 of the Welwyn Hatfield District Plan 2005.
- 5. C.4.1 – Landscaping (g only)
- 6. C.4.2 – Implementation of landscaping scheme

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

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

The proposal has been considered against national policy PPS1, PPS3 and PPG13 development plan policies (i.e. Welwyn Hatfield District Plan 2005 SD1, GBSP2, R3, M6, M14, D1, D2, D5, D8, D9, Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005 and Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, January 2004), 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:**

The scheme hereby approved does not give permission for the access as shown on drawing number PLA07

**DRAWING NUMBERS:**

Site Location Plan & PLA01 & PLA02 & PLA03A & PLA04 & PLA05 & PLA06 & PLA07 & PLA08A and date stamped 14 November 2007

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

**Date.....**