

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	N6/2007/1915/FP
------------------------	------------------------

NOTATION: The site lies within the settlement of Welwyn Garden City as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE: The site is located to the South of Stanborough Road and is irregularly shaped with a maximum width of 20 metres and depth 50 metres. The site contains a public house/restaurant and a hotel.

DESCRIPTION OF PROPOSAL: The application outlines the proposal to erect a single storey extension to the front of the existing building. The extension would protrude from the Southern gable of the Beefeater building by 6.2 metres and would be 9.4 metres wide, thereby matching the width of the existing gable. The extension would feature a pitched roof that would match the pitch of the existing building and be built to a ridge height of 6.4 metres and an eaves height of 3 metres. The extension would feature windows that would match the fenestration of the existing building and would feature four spotlights.

PLANNING HISTORY: Planning Application N6/2007/1434/FP proposed a similar extension. This application was withdrawn.

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Welwyn Hatfield District Plan 2005:

SD1 Sustainable Development

GBSP2 - Towns and specified settlements

D1 - Quality of design

D2 - Character and context

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

CONSULTATIONS: The Transportation Planning and Policy Unit of Hertfordshire County Council have outlined that they would not wish to restrict the granting of planning permission.

The Environment Agency have outlined that they believe the development would pose a low environmental risk.

TOWN/PARISH COUNCIL COMMENTS: None

REPRESENTATIONS. None. Period expired 23/01/08.

DISCUSSION: The main issues are:

1. The impact on the character and appearance of the application site and the surrounding area.
2. The impact on the amenity of neighbouring residents

3. Other Material Planning Considerations

1. The proposed development, by virtue of its scale and positioning, would be highly visible from the surrounding area and would therefore have a significant impact on the character and appearance of the application site and the street-scene of Stanborough Road.

The proposed extension would be a small development when considered in comparison to the scale of the existing building and is therefore it is considered that the proposal would be subordinate to the original building. From this basis it is considered that the depth and mass of the proposed extension would not be excessive when considered in relation to the scale of the original property.

The existing building features roofs that are built to a variety of heights and to a variety of depths, therefore it is considered that the proposed extension would not unduly disrupt the architectural or visual interests of the application site. Similarly, despite being highly prominent and not respecting the building line of the existing building, it is considered that the proposed development would not become unduly dominate the character and appearance of the application site and would therefore not detract from the street-scene to an extent that would justify the refusal of the application on those grounds.

The manner in which the proposed extension would replicate the architectural styles of the existing property is considered to be highly beneficial to the scheme and would ensure that the design does not look out-of-keeping with the existing building.

2. The proposed development would be positioned to be approximately Metres from the nearest dwelling. From this basis it is considered that the development would have no impact on the light or privacy that is afforded to neighbouring residents. Although the proposed development would feature four spotlights, it is considered that these would not be likely to pose light pollution to an extent that would harm the amenities of neighbouring residents that would justify the refusal of the application on those grounds. It is considered that the spot-light installations would be considered de minimis and would therefore not require planning permission.

3. Although the proposed development would impede pedestrian access from the Beefeater to the Travelodge building, it is considered that as there is internal access between the buildings, the impact on pedestrian safety would be minimal. In addition, by virtue of the low traffic speeds and low volume of traffic that use the site, it is considered that the proposed development would not have an unreasonably harmful impact on the safety of surrounding highway users to an extent that would justify the refusal of the application on those grounds.

There are no other material planning considerations of relevance to the determination of this planning application.

CONCLUSION: The proposed development, by virtue of its small scale and appropriate design, would not be likely to unreasonably harm the architectural or visual interests of the application site and would not be excessively large when considered in relation to the size of the original building. The proposed development is therefore not considered to be of harm to the character and appearance of the application site to an extent that would justify the refusal of the application on those grounds.

The proposed development would not affect highway safety or the amenity of surrounding residents to an extent that would justify the refusal of the application on those grounds.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

- 1) C.2.1
- 2) C.5.2

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against development plan policies (i.e. Welwyn Hatfield District Plan 2005 Policies SD1, GBSP2, D1 and D2), 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: 1564/10A & 1564/08 & 1564/01. Received and Dated 14/12/07.

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