

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2008/130/FP
------------------------	-----------------------

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 2 situated to the south of Parkhouse Court (Formally Comet Square) and west of Comet Way. The unit forms part of the ground floor of a five storey residential apartment block.

DESCRIPTION OF PROPOSAL:

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

PLANNING HISTORY:

S6/2007/0895/AD – Illuminated Fascia and Projecting 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

Highways – Hertfordshire County Council as Highways Authority does not wish to restrict the grant of planning permission.

TOWN/PARISH COUNCIL COMMENTS

None

REPRESENTATIONS

The application was advertised by site notice only.

Notification expired 25 February 2008.

No letters of representation have been 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 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 application shopfront does not detract from the character of the street scene and has 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.

The proposals are 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 shopfront does not have a negative impact on the character of the area. The frame is powder coated to match other shopfronts within the immediate vicinity. 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:

No conditions are applicable as the application is retrospective.

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:

1103 & E1055/01 F & Site Location Plan & Block Plan

Date stamped 21/01/2008

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