

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2008/0614/FP
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NOTATION:

The site lies within the Former Hatfield Aerodrome Site as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application dwelling is a detached house sited on a relatively new development in the aerodrome site. The application site is within an area of housing that is characterised by similar properties, which have discreet alterations in their design and materials. The application dwelling is within a row of detached houses, which front onto open fields. The wider surrounding area has a variety of dwellings.

DESCRIPTION OF PROPOSAL:

The proposed development would involve the conversion of an existing garage to form habitable accommodation. Internal alterations would be carried out to alter an existing store area to accommodate a garage and a study would be created. The proposed garage would internally measure 2.4m in width by 3.6m in depth. The proposed study would internally measure 2.4m width by 4.2m in depth. The proposed window would measure 2.2m in width by 1.3m in height, with a cill height of 0.9m.

PLANNING HISTORY:

None relevant.

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy

PPS1: Delivering sustainable development

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

M14 - Parking standards for new developments

D1 - Quality of design

D2 - Character and context

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, January 2004

CONSULTATIONS

TOWN/PARISH COUNCIL COMMENTS

No comments received.

REPRESENTATIONS

None. Period expired 23 April 2008.

DISCUSSION:

The main issues are:

- 1. The proposed developments impact upon the character and appearance of the locality**
- 2. The proposal's impact upon the residential amenity of the adjoining occupiers**
- 3. Other Material Planning Considerations**

1. The proposed development would be similar to alterations that have been carried out at two adjacent houses. The surrounding street scene has existing subtle variations. The proposed development would not extend forward of the existing front elevation. The proposed window would have appropriate proportions in relation to the existing windows on the front elevation of the application dwelling. The proposed window casement would also be in keeping in size and design when compared with the windows of the adjacent properties.

When compared with the garage conversions to the neighbouring properties, the proposed development would be very similar. These alterations are not considered to have an adverse impact upon the character and appearance of the street scene and comply with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

2. The neighbouring properties would not suffer a loss of residential amenity as a result of the proposed development. The proposal would not extend the property and a sufficient distance from the neighbouring dwellings would be maintained. There are not properties opposite the application dwelling and a sufficient distance would be maintained from the surrounding public areas.

3. Parking standards 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 3 or 4, a maximum of three parking spaces would be required.

The application dwelling would retain two off road spaces on the drive to the front of the property and a garage space. The proposed garage space would fall below the standard dimensions of a parking space, however, the existing garages also are below this requirement. When considering the road is a minor route providing access to a few properties that have relatively wide frontages, parking space is not restricted at the application site. The proposed development would retain a sufficient provision

of parking space and would meet the requirements of Policy M14 of the Welwyn Hatfield District Plan 2005.

The application does not indicate how the proposal contributes to sustainable development or energy efficiency.

CONCLUSION:

The proposed development would not have an adverse impact upon the character and appearance of the locality. The resultant dwelling would not result in a loss of residential amenity to the neighbouring properties. The proposed development is considered to comply with the relevant requirements of the Welwyn Hatfield District Plan 2005.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C.2.1 - 3 Year Time Limit
2. C.13.1 - The development/works shall not be started and completed other than in accordance with the approved plans and details 2007/52/01 received and dated 20 March 2008 unless otherwise agreed in writing by the Local Planning Authority:

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

3. C.5.2 - Materials to Match Existing Building

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

Reason for Grant of Full Planning Consent:

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPG13 and development plan policies SD1, GBSP2, R3, M14, D1, D2 of the Welwyn Hatfield District Plan 2005, 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.

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