

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

<b>APPLICATION No:</b>	<b>S6/2008/999/FP</b>
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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 No.9 Parkhouse Court (Formally Unit 5 & 5a Comet Square). The unit forms part of the ground floor of a four storey residential apartment block on the southern side of Parkhouse Court. Unit 6/7 adjoining the application site to the west is currently in use as a local convince store (class A1). The stairwell to the upper levels is located immediately east of the application unit.

**DESCRIPTION OF PROPOSAL:**

This application seeks full planning permission for the installation of a shopfront to include electronically operated tube and straight link roller shutter.

**PLANNING HISTORY:**

S6/2008/0932/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

PPS1 Delivering Sustainable Communities

PPS6 Planning for Town Centres

PPG19 Outdoor Advertisement Control

East of England Plan 2008:

SS1 Achieving Sustainable Development  
ENV7 Quality in the Built Environment  
Welwyn Hatfield District Plan 2005:

D1 Quality of Design

D2 Character and Context

D3 Continuity and Enclosure

D5 Design for Movement

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 and neighbour notifications.

Notification expired 30 July 2008.

One letters of representation was received from Welwyn Hatfield Access Group requesting that the application is considered subject to Policy D3 and D5 of the Welwyn Hatfield District Plan.

## **DISCUSSION:**

The main issues are:

1. Quality of Design
2. Character and Context
3. Sustainable Development and Energy Efficiency

### **1. Quality of Design:**

In principle the design of this unit 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. 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. Sustainable Development and Energy Efficiency:**

The applicant has completed the sustainability checklist contained within the Supplementary Design Guidance. There is a limited amount of information regarding the Energy Efficiency of the proposals.

**CONCLUSION:**

The proposal complies with the relevant national policies and guidance, policies within the East of England Plan 2008, the Welwyn Hatfield District Plan 2005 and the requirements of the Supplementary Design Guidance (Statement of Council Policy).

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

**CONDITIONS:**

1. C.2.1 – Time Limit
2. C.13.1 – Development shall be built in accordance with the approved plans 1 & 2A & WD/1050/01 & WD/1050/02 & WD/1050/05 received and dated 17 July 2008.

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

The proposal has been considered against National Planning Policy PPS1, PPS6, PPG19 and Policy SS1, and ENV7 of the East of England Plan 2008 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP1, D1, D2, D3, D5 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**

None

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