

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

<b>APPLICATION No:</b>	<b>S6/2008/1626/S73B</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.7 Parkhouse Court (Formally Unit 6/7 Comet Square). The unit forms part of the ground floor of a four storey residential apartment block on the southern side of Parkhouse Court. The application site is currently occupied by the Sella Supermarket Use Class A1.

**DESCRIPTION OF PROPOSAL:**

This planning application proposes removal of condition 2 (visibility) and variation of condition 3 (window display) of planning permission S6/2008/0102/FP. Planning permission S6/2008/0102/FP granted planning permission for the retention of a Shopfront with Shutters and a Sliding Glass Door.

**PLANNING HISTORY:**

S/2008/0102/FP – Retrospective Application for the Installation of a Shopfront with Shutters and a Sliding Glass Door (Granted)

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 notification letters.

Notification expired 26 September 2008.

No letters of representation were received.

## **DISCUSSION:**

The main issues are:

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

### **1. Quality of Design and Character and Context:**

National Planning Policy Guidance PPS1 Delivering Sustainable Development requires planning authorities to plan for high quality design which is appropriate in its context. Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 respectively require high quality design in all new development and for proposals to respect and relate to the character and context of their location.

The level of natural surveillance into unit 7 is limited due to the fact that shelving has been erected across the inside of the right hand side of the shopfront restricting visibility into this side of the shop. In addition to this some shelving has also been erected on the left hand side of the unit further reducing visibility into the unit. The fact that visibility into this unit is restricted detracts from the overall appearance of the District Centre, as it is not in keeping with the modern image the Council are keen to promote. In addition to this it does not contribute to the creation of a secure environment especially at night.

It is considered that the proposed window display will improve the appearance of the shopfront by screening the shelving unit on the left hand side of the shopfront. The removal of condition 2 and variation of condition 3 would be subject to a condition requiring unrestricted visibility to be maintained into at least 50% of the windows which front on to Parkhouse Court. Those windows where visibility is not maintained shall be subject to an internal shop display, to be approved in writing prior to its provision by the Local Planning Authority. This condition is intended to ensure that a minimum of 50% of the shop front retains visibility into the unit.

The proposal is in accordance with PPS1, Policy SS1 and ENV7 of the East of England Plan 2008, Policy D1, D2 and D3 of the Welwyn Hatfield District Plan and Supplementary Design Guidance, February 2005 (Statement of Council Policy).

## **2. SD1 Sustainable Development:**

The applicant has submitted details of how the proposal would contribute towards sustainability in accordance with policies R3 of the District Plan and SD1 of 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. Unrestricted visibility shall be maintained into at least 50% (half) of the front windows of the unit (those which front on to Parkhouse Court). Those windows where visibility is not maintained shall be subject to an internal shop display, to be approved in writing prior to its provision by the Local Planning Authority. Subsequently, these approved details shall be implemented and permanently retained in that form unless otherwise agreed in writing by the Local Planning Authority.

REASON: To improve the visual amenity of the unit and promote a secure environment in accordance with PPS1, Policy SS1 and ENV7 of the East of England Plan 2008, Policy D1, D2 and D3 of the Welwyn Hatfield District Plan and Supplementary Design Guidance, February 2005 (Statement of Council Policy).

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

The proposal has been considered against National Planning Policy PPS1 and Policy SS1 and ENV7 of the East of England Plan 2008 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP2, D1, D2, D3, SD1, R3 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

**DRAWING NUMBERS:**

1:1250 Site Location Plan

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