

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2008/2294/FP
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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.8 Parkhouse Court (Formally Unit 5 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 unit adjoining the application site to the west is currently in use as a local convenience store (class A1). The adjoining unit to the east is currently in use as a hairdresser (class A1).

DESCRIPTION OF PROPOSAL:

This application seeks full planning permission for the installation of a shopfront to include pin hole roller shutter and housing behind the sign board.

PLANNING HISTORY:

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

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 only.

Notification expired 29 December 2008.

No letters of representation were received.

DISCUSSION:

The main issues are:

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

1. Quality of Design:

The design of the unit was approved in principle as part of the reserved matters application S6/2005/0675/DE. This application relates to the design and appearance of the proposed shopfront as shown on drawings No. P48.1 R1.

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 has been designed to match the existing shopfront at the adjacent unit in terms of the size of the sign board, the size of the windows and colour. The design would not detract from the character of the street scene and would have 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 P48.1 R1 received and dated 22 December 2008
3. Unless otherwise agreed in writing by the local planning authority, the interior of the shop unit is to remain illuminated during hours of darkness in accordance with PPG1 Delivering Sustainable Communities and PPS6 Planning for Town Centres and Policy D1 of the Welwyn Hatfield District Plan 2005.

REASON: To promote a safe, inviting and attractive shopping area in accordance with PPG1 Delivering Sustainable Communities and PPS6 Planning for Town Centres and Policy D1 of the Welwyn Hatfield District Plan 2005.

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against National Planning Policy PPS1, PPS6 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.....