

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

<b>APPLICATION No:</b>	<b>S6/2008/2460/FP</b>
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**NOTATION:**

This site is located within the town of Hatfield as outlined in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

The application site is located on the south side of Salisbury Square within Old Hatfield. The site forms the first and second floor of a three storey mid terrace building currently in use as a two bedroom maisonette. The ground floor of the application building is currently in use as a pizza takeaway restaurant. Access to the maisonette is via a service yard to the rear of the building with vehicle access from Batterdale. Salisbury Square to the front of the site is a pedestrianised area characterised by public open space mostly laid to lawn surrounded by a mix of uses including retail, office and restaurants/takeaways. Hatfield train station is approximately 150m north east of the application site.

**DESCRIPTION OF PROPOSAL:**

This application seeks full planning permission for conversion of the existing two bedroom maisonette into two self contained one bedroom flats. No external alterations are proposed.

**PLANNING HISTORY:**

None

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Planning Policy:

PPS1 Delivering Sustainable Communities  
PPS3 Housing

East of England Plan 2008:

SS1 Achieving Sustainable Development  
ENV7 Quality in the Built Environment  
T14 Parking

Welwyn Hatfield District Plan 2005:

GBSP2 Towns and Specified Settlements

SD1 Sustainable Development

R1 Maximising the Use of Previously Developed Land

R3 Energy Efficiency

H2 Location of Windfall Residential Development

H4 Conversion of Residential Accommodation

D1 Quality of Design

D2 Character and Context

M14 Parking Standards for New Developments

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

Supplementary Planning Guidance, Parking Standards, January 2004

## **CONSULTATIONS**

Hertfordshire County Council Highways – Does not wish to restrict the grant of permission.

## **TOWN/PARISH COUNCIL COMMENTS**

No comments have been received from Hatfield Town Council.

## **REPRESENTATIONS**

The application was advertised by site notice and neighbour notification letters.

Notification expired 6 February 2009.

No letters of representation have been.

## **DISCUSSION:**

The main issues are:

1. The Principle of Converting the Existing Maisonette into Two Self Contained Flats
2. Quality of Design and Character and Context
3. Impact on Neighbour Amenity
4. Amenity Space
5. Highways and Parking
6. Sustainable Development and Energy Efficiency

### **1. The Principle of Converting the Existing Maisonette into Two Self Contained Flats:**

Planning Policy Statement 3 and Policy R1 of the Welwyn Hatfield District Plan 2005 outline general support for more intensive uses of previously developed land and encourage housing built to higher densities. Policy H4 outlines that the Council will generally support applications for the conversion of large residential units to provide smaller self contained units provided that it does not result in a development that is detrimental to the visual amenity of the dwelling, an excessive increase in demand for car parking, a loss of amenity within neighbouring residencies or dwellings without appropriate amenity space. These issues are discussed below.

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

The proposed development would not involve any alterations to the external appearance of the building. It is therefore considered that the proposed development would not impact upon the character or appearance of the site or the surrounding area.

## **3. Impact on Neighbour Amenity:**

Although the residential density of the site would increase, it is considered that as the building would not increase in size, the development would have no impact on the light or privacy that is afforded to neighbouring residents. It is considered that the increased density of the site would not result in additional noise generation beyond what would be expected as reasonable noise within a residential environment. In addition, sound insulation required under building control regulations will safeguard the amenity of occupiers of the adjoining property. The proposal would have no significant impact on the occupiers of the adjacent dwellings in accordance with PPS1, Policy SS1 and ENV7 of the East of England Plan 2008, Policy D1 and D2 of the Welwyn Hatfield District Plan and Supplementary Design Guidance, February 2005 (Statement of Council Policy).

## **4. Amenity Space:**

Policy D1 and the Supplementary Design Guidance do not give specific dimensions but require private amenity space to be appropriate for the location and function. The existing Maisonette does not benefit from any private amenity space. Public open space exists to the front of the site in the form of a Salisbury Square. The proposed development would not result in the loss of any of the existing garden space. The lack of private amenity space is considered acceptable by virtue of the close proximity of public open space, the flatted accommodation type proposed and its location within an urban area. Future occupants of the proposed building would be aware of the surrounding environment and the urban character of the locality.

## **5. Highways and Parking:**

The application site is located within Parking Zone 2 and is within approximately 150m walking distance from Hatfield train station. The proposed conversion would only marginally alter the maximum parking requirement for the property from 1 spaces to 1.5 spaces. No allocated off street parking is provided and the situation would remain unchanged. The site is located in Old Hatfield, in an area where on street parking is heavily controlled and off street parking exists. Hertfordshire County Council as Highway Authority considers the proposal would not have an unreasonable impact on the safety and operation of the adjoining highways. It is therefore considered inappropriate to refuse this application based on the failure of the applicant to provide designated off street car parking for the additional demand of 0.5 spaces.

## **6. SD1 Sustainable Development:**

The applicant has completed a sustainability checklist in accordance with policies SD1 and R3 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance, 2005.

**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 – The development/works shall not be started and completed other than in accordance with the approved plans and details 01 & 02 received and dated 16 January 2009

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

The proposal has been considered against National Planning Policy PPS1, PPS3 and Policy SS1, T14 and ENV7 of the East of England Plan 2008 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP2, D1, D2, SD1, R1, R3, H2, H4, M14 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.....**