

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

<b>APPLICATION No:</b>	<b>S6/2010/0479/FP</b>
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**NOTATION:**

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

**DESCRIPTION OF SITE:**

The site consists of a detached, two storey property located on a corner plot. A small driveway exists to the front of the garage. Along the northern extent of the property is a small parcel of grass which leads round to the front of the property. A hedgerow measuring approximately 0.5 metres forms the boundary along the north. A small grass area exists to the east of the landscaped area which is not shown to be in the ownership of the applicant. The property shares an access directly off Lavender Close with two other properties.

**DESCRIPTION OF PROPOSAL:**

The proposal is to create an additional hardstanding area to the front and side of the property which is currently landscaped. The proposal would provide additional car parking space for the property. The existing hedgerows which surround the front garden along the northern and eastern extent will remain in place along with a new gravel border running along side the property which will provide drainage from the proposed hardstanding.

**PLANNING HISTORY:**

S6/1999/0884/FP - Residential development comprising 370 dwellings, new roads, cycleways, footpaths, landscaping and public open space. Granted 30<sup>th</sup> June 2000

S6/2001/0577/FP – Residential development comprising 370 dwellings, new roads, cycleways, footpaths, landscaping and public open space (Revision to planning permission S6/1999/0884/FP). Granted 26<sup>th</sup> March 2002

Permitted development rights have been removed for this property which include Schedule 2, Part 1, Class A, B, C, D, F & Schedule 2, Part 2, Class A, B, C under planning application S6/2001/0577/FP

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Policy  
PPS1: Delivering sustainable development

East of England Plan 2008  
SS1: Achieving Sustainable Development

Hertfordshire Structure Plan Review 1991 – 2011:  
None

Welwyn Hatfield District Plan 2005:  
SD1: Sustainable Development  
GBSP2: Towns and specified settlements  
R3: Energy Efficiency  
R10: Water Conservation Measures  
D1: Quality of design  
D2: Character and context  
D8: Landscaping

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005  
Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, January 2004

## **CONSULTATIONS**

None

## **TOWN/PARISH COUNCIL COMMENTS**

None

## **REPRESENTATIONS**

This application has been advertised by neighbour notification letters and 0 representations have been received. Period expired 5th May 2010

## **DISCUSSION:**

**The main issues are:**

### **1. The impact of the creation of a new driveway on the design and character of the property and the surrounding area**

The site is located within the Hatfield Aerodrome. The Hatfield Aerodrome Supplementary Planning Guidance (SPG) adopted in 1999 sets out the development principles with regards to the provision of landscaping and open spaces. Objectives of the SPG include the promotion and achievement of a consistently high standard of layout and design.

The dwellinghouse is located on a corner plot and it is considered that the existing soft landscaping feature on the corner adjoining No.26 Lavender Close provides a visually important feature within the overall streetscene of the area. Within the residential areas of the Hatfield Aerodrome site are numerous small landscaping areas consisting of both grass verges and hedgerows which contribute to softening the impact of built development within a large housing estate.

No. 26, 28 and 30 Lavender Close share an access onto their individual driveways. All three properties benefit from a small parcel of grassed landscaping to the front of their properties which contributes to softening the impact of hardstanding. In addition, the residential properties in the immediate vicinity of No.26 which sit on corner plots have retained landscaped strips which front onto the highway. Policy D2 states, 'The Council will require all new development to respect and relate to the character and context of the area in which it is proposed. Development proposals should as a minimum maintain, and where possible, should enhance or improve the character of the existing area'. The formation of further hardstanding is not considered to respect the character and context of the surrounding area by reason of the removal of a

grass verge which contributes to the 'greening' of this housing estate. This is further clarified by supplementary text in relation to policy D2 which states that development should seek to enhance key characteristics which contribute to the landscape and architectural quality.

Taking into consideration the loss of landscaping, the proposal is not considered to maintain or enhance the character of the area and therefore fails to comply with policy D2 of the Welwyn Hatfield District Plan, 2005.

**CONCLUSION:**

The proposal to remove the soft landscaping feature will result in a detrimental impact on the visual appearance of the streetscene and the general character of the area. As a result, the proposal fails to comply with policy D2 of the Welwyn Hatfield District Plan, 2005.

**RECOMMENDATION:**

The proposed formation of hardstanding through the removal of a soft landscaping feature will result in a detrimental impact on the visual appearance of the streetscene. In addition, the proposal is not considered to maintain or enhance the character of the area. The application has therefore failed to comply with Policy D2 of the Welwyn Hatfield District Plan 2005.

**REFUSED PLAN NO's** Site Location Plan & Figure 1:1 Proposed Layout received and dated 18<sup>th</sup> March 2010

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