

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2010/2314/FP
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NOTATION:

The site lies within Hatfield Aerodrome and an area of archaeological significance as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application site comprises of a detached dwellinghouse built in early 2000. The dwelling fronts onto a large play area and is accessed off a secondary road to Daffodil Close.

DESCRIPTION OF PROPOSAL:

The proposal is to create a loft conversion incorporating one rooflight on the front elevation and three rooflights on the rear elevation. The conversion will create two habitable rooms. The applicant has advised that one of these rooms will become a bedroom

PLANNING HISTORY:

No planning history specific to the site. However permitted development rights have been removed as part of planning application: S6/1999/0791/FP.

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy

PPS1: Delivering sustainable development

PPS5: Planning for the Historic Environment

East of England Plan 2008

SS1: Achieving Sustainable Development

ENV7: Quality in the Built Environment

Welwyn Hatfield District Plan 2005:

SD1: Sustainable Development

GBSP2: Towns and specified settlements

R3: Energy Efficiency

M14: Parking standards for new developments

D1: Quality of design

D2: Character and context

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

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

Welwyn Hatfield District Plan, Hatfield Aerodrome Supplementary Planning Guidance, November 1999

CONSULTATIONS

None

TOWN/PARISH COUNCIL COMMENTS

Hatfield Town Council express concern on the proposed rooflight to the front of the house. An objection would be made if this was the first house in the street to propose a rooflight in the front of the house.

REPRESENTATIONS

This application has been advertised by neighbour notification letters and site notice 0 representations have been received. Period expired 6th December 2010

DISCUSSION:

The main issues are:

- 1. The impact of the proposal on the local street scene**
- 2. The impact of the proposal on the amenity of adjoining properties**
- 3. The impact of the proposal on car parking standards**
- 4. Other material planning considerations**

1. The impact of the proposal on the local street scene

Policy D1 requires the standard of design in all new development to be of a high quality. Policy D2 requires 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.

Rooflights on the front elevation within this area of Hatfield Aerodrome are not a common feature however, the proposed front elevation rooflight on No.58 is minimal in size and is not considered to appear overly prominent within the streetscene. The proposed rear elevation rooflights are not publicly viewable due to the open countryside to the rear. The proposed rooflights therefore comply with policy D1 and D2 of the Welwyn Hatfield District Plan, 2005

2. The impact of the proposal on the amenity of adjoining properties

Policy D1 and the supplementary design guidance, paragraph 5.2, part iii) states, 'the extension should not cause loss of light or be unduly dominant from adjoining properties, as a result of either the length of projection, the height or the proximity of the extension'.

The proposed rooflights are not considered prominent from adjoining properties or result in any additional overlooking. No windows are proposed on the side elevations of the existing loft space. The proposal does not pose any impact on the amenity of adjoining properties and therefore complies with policy D1 of the Welwyn Hatfield District Plan, 2005.

3. The impact of the proposal on car parking standards

The Hatfield Aerodrome Supplementary Planning Guidance (1999) states that the maximum parking standard for a four or more bedroom dwelling is 3 car parking spaces. The dwelling has an integrated garage and a small tarmac driveway with enough space for 1 car. An area to the front of the dwelling is shown to be in the ownership of the applicant. It is not required for access to dwellings beyond No. 58 as they are accessed off Bluebell Way. Therefore, this provides a parking area for one car. The proposal therefore complies with policy M14 of the Welwyn Hatfield District Plan, 2005.

4. Other material planning considerations

Sustainable Development: Policy R3 states that the council expects all development to include measures to maximise energy conservation through the design of buildings, site layout and provision of landscaping. The proposed development, as outlined in the sustainability checklist, will incorporate double glazing to the rooflights and insulation to the loft area.

Protected Species The presence of protected species is a material consideration, in accordance with PPS9 (Biodiversity and Geological Conservation), Natural Environment & Rural Communities (NERC) Act 2006 (section 40), Wildlife and Countryside Act 1981 as well as Circular 06/05.

The existing site and development is such that there is not a reasonable likelihood of EPS being present on site nor would a EPS offence be likely to occur. It is therefore not necessary to consider the Conservation Regulations 2010 further.

East of England Plan 2008: On 10th November 2010, The High Court quashed the decision of the Secretary of State for Communities and Local Government to unilaterally revoke Regional Spatial Strategies in England on two grounds:

- That he acted outside his statutory powers in circumventing the need for parliamentary scrutiny of such a fundamental change to the national planning system; and
- He failed to consider the likely environmental effects of revoking Regional Strategies

However, the Government is still committed to the abolition of Regional Spatial Strategies through the Localism Bill, which is expected to begin its passage through Parliament before Christmas. In the meantime, the policies in the East of England Plan are re-established and form part of the development plan again and are therefore a material consideration which can be taken into account in reaching a decision. However, the Government's intention to abolish Regional Spatial Strategies is also a material consideration that could be considered to reduce the weight to be attached to policies in Regional Spatial Strategies.

The application has been considered against policies in the East of England Plan, which at the time of this decision forms part of the development plan for the Borough but that the weight accorded to these policies, in light of the above circumstances, has been carefully considered in reaching a decision.

CONCLUSION:

The proposed development is not considered to impact on the character and appearance of the streetscene and would not have a detrimental impact on the amenity of adjoining neighbours. The proposal is considered to comply with the policies listed above.

RECOMMENDATION: APPROVAL WITH CONDITIONS

Application S6/2010/2314/FP should be **APPROVED** subject to the following conditions:

1. C.2.1 – Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 91 of the Town and Country Planning Act (As amended)

2. C.13.1 – Development built in accordance with the approved plans

The development/works shall not be started and completed other than in accordance with the approved plans and details:

Site Location Plan (1:1250) received and dated 22nd December 2010 & 8577m.c. received and dated 2nd November 2010

unless otherwise agreed in writing by the Local Planning Authority:

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

Reason for Grant of FP:

The proposal has been considered against Planning Policy Statement/Guidance PPS1, East of England Plan 2008 policies SS1 and ENV7 and development plan policies SD1, GBSP2, R2, M14, D1 and D2 of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which, at the time of this decision 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).

Signature of author.....

Date.....