

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No: N6/2014/0694/FP

SITE ADDRESS: Stadium Service Station, Stanborough Road, Welwyn Garden City

DESCRIPTION OF DEVELOPMENT: Retention of a free standing Automated Teller Machine and bollards

RECOMMENDATION: APPROVE WITH CONDITIONS

1. SITE DESCRIPTION:

The application site is a service station off the northern side of Stanborough Road. It is bounded to the west, north, and east by the rear gardens of residential properties. The south is bounded by Stanborough Road from which the site is accessed.

2. SITE DESIGNATION:

The site lies within the town of Welwyn Garden City and the Welwyn Garden City Conservation Area as designated in the Welwyn Hatfield District Plan 2005.

3. RELEVANT PLANNING HISTORY:

N6/1993/0791/FP - Erection of petrol filling station, canopy, retail convenience shop, car wash, landscaping and ancillary facilities. (Renewal of permission N6/0042/89/FP) – Approved 17/02/1994

4. CONSULTATIONS:

No objections have been received in principle from Hertfordshire County Council Development Services or the Council for British Archaeology.

5. NEIGHBOUR REPRESENTATIONS:

No representations have been received from the public.

6. MAIN PLANNING ISSUES AND RELEVANT PLANNING POLICIES:

The main planning issues with this application are:

- a) Impact on character and appearance of the conservation area (D1, D2, NPPF chapters 7 and 12)
- b) Impact on residential amenity of neighbouring properties (D1).

7. ANALYSIS:

a) The application site is a petrol station located within a conservation area. The petrol station occupies a large square site of about 50 square metres in area. It benefits from a long established permission for such operations. Due to its nature, whilst in a conservation area, its associated structures, particularly the canopy and main shop/service building are functional in nature and not typical of the surrounding residential architecture which maintains the significance of the surrounding conservation area. That said, the building does feature brick and roof tiles similar to surrounding properties which enables it to maintain the integrity of the conservation

area to some degree by forming a visual bridge in terms of materials between the areas to the west, east and north which bound it.

The south side of the petrol station fronts and borders Stanborough Road, beyond which lies outside the conservation area. The proposal seeks retrospective permission for the retention of a steel bunker to house an automated teller machine (ATM). The bunker measures about 2.5m long x 1.7m wide and 2.3m high. It is white in colour with an illuminated surround sign subject to a separate application for advertisement consent. It is sited adjacent to the south side of the service building/shop, parallel with its front building line. Whilst not matching the materials of the main building, given its nature and function this is not considered atypical at this setting and location. Furthermore, given its 2.3m scale and limited footprint, in the context of the approximate 3.8m eaves height and taller ridge height of the main service/shop building with its substantially larger footprint, mass and bulk, and against context of the other site structures including car wash and canopy, and the large site area, it would clearly read as a subordinate addition with minimal bulk, mass and scale. In this regard it would satisfy the requirement of the Council's Supplementary Design Guidance (SDG) for 'extensions' to remain subordinate to the host structure, and its general guidance on respecting the character and context of its surroundings. In this regard it is therefore considered sufficiently high quality in design as to satisfy this aim of policy D1 of the District Plan which is relevant.

Further to the above, given its setting/location within the site, and scale, due to the boundary treatments on the west, north and east to residential areas in the conservation area, it would not be readily discernible from those areas. Whilst discernible from Stanborough Road, this area lies outside the conservation area and it would not be readily prominent from there given its setback of about 20m from the roadway and the backdrop of the much larger building and site structures. Accordingly, its design and siting would respect and relate well to its surrounding area as required by policy D2 which is relevant.

Accordingly, the design of the proposal satisfies the SDG, policies D1 and D2 of the District Plan, the broadly consistent design aspirations of the NPPF, and in doing so, maintains the significance of the conservation area.

b) Given the approximate 50m length and depth of the site, presence of boundary walls and landscaping treatments on all sides but the south which faces a roadway and not any residential properties, the limited size of the proposal, and the much larger building and structures adjacent and surrounding, the proposal would not be sufficient in scale, siting, dimensions or design as to cause detrimental impacts to the amenities of the occupiers of adjacent properties. Accordingly, the proposal satisfies policy D1 in this regard.

CONCLUSION:

The proposal would sufficiently maintain the character and appearance of the property and surrounding conservation area. It would not impact on the residential amenity of neighbouring dwellings and would retain sufficient parking provision.

CONDITIONS:

1. C.13.1 Development shall be maintained in accordance with approved plans/details: 1:500 block plan & 1:1250 site location plan & drawings numbered: NW0295 & NW0187 & E009334 & NW0089 & drawing titled 'External Security Wall Construction' received and dated 03 April 2014.

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and 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**.....