

**Application Number S6/2014/2527/FP**

**Description of Development** Conversion of garage to habitable accommodation and internal alterations

**Recommendation GRANT CONDITIONALLY**

**Site Designation** The site lies within Hatfield as designated in the Welwyn Hatfield District Plan 2005.

**Relevant planning history**

S6/2010/2057/FP - Formation of vehicle hardstanding. Granted.

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 subject to a S106.

S6/1999/1115/OP - RESIDENTIAL DEVELOPMENT (OUTLINE) INCLUDING ACCESS TO PUBLIC HIGHWAY. Granted subject to S106.

S6/1999/0884/FP - RESIDENTIAL DEVELOPMENT COMPRISING 370 DWELLINGS, NEW ROADS, CYCLEWAYS, FOOTPATHS, LANDSCAPING AND PUBLIC OPEN SPACE. Granted subject to S106.

S6/1983/0454/ - Site for residential development of 405 units. Refused.

S6/1975/0534/ - Site for warehousing and access road. Refused.

**Consultations**

None

**Neighbour representations**

None received  Object  Support

**Town / Parish representations**

None received  Object  Support  No comment/objection

**Relevant Policies**

NPPF  
 D1  D2  GBSP1  GBSP2  M14  
Others

**Main issues**

**Is the development within a conservation area?**

Yes  No

**Would the significance of the designated heritage asset be conserved or enhanced?**

Yes  No

**Comment:** N/A

**Would the development reflect the character of the area?**

Yes  No  N/A

**Comment:** Applicant has confirmed that there would be no change to the visual aesthetics of the application property.

**Would the development reflect the character of the dwelling?**

Yes  No  N/A

**Comment:** Applicant has confirmed that there would be no change to the visual aesthetics of the application property.

**Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)**

Yes  No  N/A

**Comment:** Given the nature of the proposal, it is considered that the development would preserve neighbouring amenity in terms of overbearing, overlooking and loss of light.

**Would the development provide / retain sufficient parking?**

Yes  No  N/A

**Comment:** Though the garage would be converted to habitable space, the property would still have ample hardstanding to front for the parking of vehicles.

**Other issues**

N/A

**Conditions**

1. C.2.1 – Time Limit
2. C.13.1 – in accordance with plans and details: Ground floor, proposed plan & Ground floor existing plan & Site Location Plan (scale of 1:1250) received and dated 23 January 2015 & e-mail confirming no changes to elevations of host dwelling and use as habitable floor space received and dated 19 March 2015.

**REASONS FOR APPROVAL**

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 viewed on the Councils website or inspected at these offices).

Signature \_\_\_\_\_

Date \_\_\_\_\_