

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No: S6/2015/1363/FULL

SITE ADDRESS: 4 Parkhouse Court, Hatfield, AL10 9RQ

DESCRIPTION OF DEVELOPMENT: Installation of an ATM machine through a brick wall to include an ATM fascia with black bezel surround with white lettering on black background and a blue LED halo illumination to ATM surround

RECOMMENDATION: Approve

1. SITE AND APPLICATION DESCRIPTION:

The property comprises the frontage to 4 Parkhouse Court, Hatfield and the installation of an ATM machine through a brick wall.

2. SITE DESIGNATION:

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

3. RELEVANT PLANNING HISTORY:

None of relevance.

4. CONSULTATIONS:

No objections from any of the consultees.

5. NEIGHBOUR REPRESENTATIONS:

No representations have been received from the public.

6. TOWN/PARISH COUNCIL REPRESENTATIONS

No representations have been received from the Town Council.

7. MAIN PLANNING ISSUES AND RELEVANT PLANNING POLICIES:

The main planning issues with this application are:

- a) Impact on character and appearance of the area (D1, D2, D9, GBSP2, SDG and NPPF)
- b) The impact of the proposal on the residential amenity of neighbouring properties (D1, R19, SDG)

8. ANALYSIS:

a) The Government attaches great importance to the design of the built environment. The National Planning Policy Framework (NPPF) notes that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Planning decisions should aim to ensure that developments add to the overall quality of the area; respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. They should also be visually attractive as a result of good architecture and appropriate landscaping.

Policy GBSP2 of the Welwyn Hatfield District Plan 2005 notes that development within the specified settlements will be limited to that which is compatible with the maintenance and enhancement of their character and the maintenance of their Green Belt boundaries. Policy D1 requires the standard of design in all new development to be of a high quality and Policy D2 requires all new development to respect and relate to the character and context of the area in which it is proposed. It notes that development proposals should as a minimum maintain, and where possible, should enhance or improve the character of the existing area. The Welwyn Hatfield District Plan Supplementary Design Guidance (SDG) supplements the policies contained in the District Plan.

ATM

The application site lies on the northern side of the 'Town Centre' with the Hatfield Travel Lodge and shop fronts off Parkhouse Court itself opposite (Comet Square).

The proposal seeks to install an ATM machine through a brick wall to include an ATM fascia with black bezel surround with white lettering on black background and a blue LED halo illumination to the ATM surround. The proposed siting is considered acceptable given the surrounding retail and commercial context. It is noted that the wall was previously occupied by an earlier ATM fixture.

Furthermore, policy D7 requires the design of new development to contribute to safer communities, to help with the reduction of the fear of crime. The proposal seeks to incorporate a new ATM which will be integrated as part of the existing building to meet with DDA height regulations. The site will also provide good access by all users by virtue of the flat level surface to the frontage and its frontage position.

The proposal is considered sufficiently high quality in design, and respectful of its surrounding character and context, as to satisfy the aims of policies D1, D2, GBSP2, D7, the SDG and the broadly consistent design aspirations of the NPPF in this regard.

b) The impact of the proposal on the residential amenity of neighbouring properties

In terms of the ATM, given its location on street level, fronting a street typified by commercial/retail premises and associated footfall adjacent on either side, and a location wherein increased footfall is witnessed, its use, design and function is not considered sufficient in scale to cause adverse impacts to the amenities of the occupiers of neighbouring properties to a degree sufficient to warrant refusal.

Accordingly the proposal satisfies policies D1, R19, the SDG and the NPPF in this regard.

9. CONCLUSION:

The proposal would not cause detrimental impacts to the character and appearance of the site and surrounding area and would sufficiently maintain the amenities of neighbouring properties.

10. CONDITIONS:

1. C.2.1 - Time limit for commencement of development
2. C.13.1 - Development in accordance with approved plans and details:
Ordnance Survey Extract Scale 1:1250 & NM-06-2015-83-1 & NM-06-2013-GA-6 & NM-10-2013-GA-7 received 25 June 2015.

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:

1. The applicant is advised that, notwithstanding any consent which may be issued under the provision of the Town and Country Planning Acts it is an offence under Section 137 of the Highways Act 1980, to obstruct free passage along the highway. The Highway Authority has the power under the Highways Act 1980, to remove any obstruction placed on a highway
2. In addition to alarming the premises consideration should be given to alarming the ATM itself. This can be achieved by means of a stand-alone alarm system with its own unique reference number (URN), or may be a separate area of the premises alarm system. The system should be monitored by remote signalling to an ARC and should qualify for an appropriate local police response.

Signature of author.....**A.W.Mangham**

Date **21/10/2015**.....