



WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE
Telephone: Welwyn Garden (01707)357000

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING DECISION NOTICE – PERMISSION

S6/2005/478/FP

DEMOLITION OF EXISTING DWELLINGS AND ERECTION OF 16 No. 2 BED FLATS IN 2 No. 2 STOREY BUILDINGS WITH CARPARKING AND LANDSCAPING

at: LAND OFF ST. ALBANS ROAD WEST / DE HAVILLAND CLOSE HATFIELD,

Agent Name And Address

PENTANGLE DESIGN
3 TILEHOUSE STREET,
HITCHIN,
HERTS
SG5 2DW

Applicant Name And Address

WHEATLEY HOMES LTD
WHEATLEY HOUSE,
WORKS ROAD,
LETCHWORTH GARDEN CITY,
HERTS

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **PERMIT** the development proposed by you in your application received with sufficient particulars on 18/04/2005 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.

REASON

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

Continuation ...

2. The development shall only be carried out in accordance with a landscaping scheme which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The scheme shall show:-

- (1) which existing trees, shrubs and hedges are to be retained or removed.
- (2) what new planting is proposed, together with details of the species, size and method of planting.
- (3) what measures are to be taken to protect both new and existing landscaping during and after development.

The scheme approved shall be implemented and completed in all respects by not later than the planting season following completion of the development, and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON

To enhance the visual appearance of the development.

3. Before construction works commence on site, full details or samples of the materials to be used in the external construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the external appearance of the development is not detrimental to the character of the locality.

4. No additional windows shall be installed in the first floor side elevations of the development hereby permitted without the prior approval in writing of the Local Planning Authority.

REASON

To maintain the privacy of the adjacent residential properties, and to comply with the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance

5. The parking, turning and loading space shown on the plan hereby approved shall be provided and marked out prior to the occupation of any buildings on the site, and shall be retained and kept available for those purposes thereafter.

REASON

To ensure that adequate parking facilities are available within the site and that there is no detriment to the safety of the adjoining highways.

6. The windows to be provided to the flank elevations of the buildings facing onto no 200 St Albans Road West and 2 De Havilland Close shall be fitted with obscure glazing prior to the first occupation of the units to which they relate and shall thereafter be retained with that form of glazing

REASON

To prevent any overlooking or loss of privacy to adjoining properties, and to comply with the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance .

Continuation ...

7. Prior to the beneficial occupation of any of the units hereby permitted there shall be provided visibility splays of 4.5m x 33m for vehicles and 2m x 2m for pedestrians in both directions at the junction of the site access with De Havilland Close. In those splays there shall be no obstruction to visibility between 0.6m and 2m above the De Havilland carriageway. Once provided the splays shall be retained as such.

REASON

In the interest of highway safety

8. Prior to the beneficial occupation of the units hereby permitted any existing access points to the site must be closed off and the footway over these existing accesses reinstated.

REASON

In the interests of highway safety

9. Prior to the development of any of the buildings hereby permitted, the proposed access to the site shall be constructed, on site parking for the use of all contractors, sub contractors, visitors and delivery vehicles shall be provided and a means of washing of vehicle wheels exiting the site has been installed. The details of the parking areas and vehicle wheel washing method shall be submitted to and agreed in writing by the Local Planning Authority prior to their implementation. Once provided, these facilities shall be retained throughout the construction period of the site.

REASON

In order to minimize disruption and inconvenience during the course of development

10. Prior to the commencement of development and notwithstanding the details shown on plan 2589-30 there shall be submitted to and agreed in writing by the Local Planning Authority a plan showing the car parking layout for the site to allow adequate space around the TPO protected trees and a means of control over the vehicular access to the site. Once agreed the parking layout shall be implemented as such and thereafter retained and the means of control over vehicular entry shall be implemented prior to the occupation of any of the new residential units on the site and thereafter be retained in the form agreed, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure the preservation of trees listed in a Tree Preservation Order.

11. Before any other works on site are commenced in relation to the development permitted, a one metre high chestnut pale fence, or other suitable barrier shall be erected around the outer limit of the crown spread of all trees on site shown to be retained on the approved plan. This fencing shall be retained in this position until the whole of the development is completed. During this period no materials whatsoever shall be stored, fires started or service trenches dug within these enclosed areas without the written consent of the Local Planning Authority.

REASON

To ensure that the existing trees shown to be retained, are safeguarded during building operations.

Continuation ...

12. No trees shall be felled, lopped, topped, damaged or otherwise destroyed, without the prior consent in writing of the Local Planning Authority.

REASON

To ensure the preservation of trees listed in a Tree Preservation Order.

REASON FOR APPROVAL

It is considered that the proposed development fits well with national and local policies which seek to maximise the use of already developed land and improve the number of smaller units of accommodation available. The proposals are considered to have an acceptable impact on the character and appearance of the area, on residential amenity and with regard to traffic, highway and parking issues.

SUMMARY OF RELEVANT DEVELOPMENT PLAN POLICIES

Hertfordshire Structure Plan Review 1991- 2011:

Policy 2

Welwyn Hatfield District Plan 2005:

R1, M5, D1, H2, H6, H8

Supplementary Design Guidance

Supplementary Parking Guidance (Parking Standards adopted 2004)

INFORMATIVE

Prior to the commencement of development on the site the Highway Authority will require the submission of additional drawings indicating the type of road access and junction details in accordance with its guide, Roads in Hertfordshire – A Guide for new developments. Construction on these elements of the development should not commence until appropriate approvals have been secured from the Highway Authority.

APPROVED PLAN NUMBER(S): 176040/1 REV A, & 14 (LOCATION PLAN) & 31 & 33 & 34 & 35 ALL RECEIVED 18TH APRIL 2005 & 30 A RECEIVED 27TH MAY 2005

Date: **10/06/2005**



Chris Conway
Chief Planning and Environmental Health Officer