

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2017/0226/HOUSE
Location: 311 St Albans Road West Hatfield AL10 9RJ
Proposal: Erection of wall and gates to front garden
Officer: Mr M Peacock

Recommendation: Granted

6/2017/0226/HOUSE

Context	
Site and Application description	The application site is situated on the east side of St Albans Road West, opposite Hertfordshire University Campus. The site consists of a large detached dwelling which has a single storey extension to the side and rear.
Constraints (as defined within WHDP 2005)	PAR - PARISH (HATFIELD) Wards - Hatfield Villages A4D - Article 4 HMO Direction
Relevant planning history	<p>Application Number: 6/2016/0400/COND Decision: Granted Decision Date: 29 April 2016 Proposal: Approval of details reserved by condition 2 (materials) condition 3 (landscaping) and condition 5 (ground levels) on planning permission S6/2015/1135/FP</p> <p>Application Number: 6/2015/1928/HOUSE Decision: Granted Decision Date: 19 January 2016 Proposal: Erection of first floor side, two single storey rear extensions, replacing existing pitched roofing over existing rear extension with new flat roofing including 4 new roof lights, conversion of existing roof with a new dormer window to the rear roof scape and alterations to the front fenestration</p> <p>Application Number: S6/2015/0564/FP Decision: Refused Decision Date: 14 July 2015 Proposal: Erection of first floor side extension, single storey rear extension. Enlargement of roof incorporating two sets of balconies and a rear dormer at second floor level and two balconies at first floor level. Alterations to the existing single storey rear extension to include two rooflights. Insertion of four rooflights within the front roof slope and alterations to the front fenestration.</p> <p>Application Number: S6/1995/0295/FP Decision: Granted Decision Date: 01 September 1995 Proposal: Erection of single storey side extension, rear conservatory and two new dormer windows. Erection of detached garage</p>
Consultations	

Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity			
Summary of neighbour responses	None		
Consultees and responses	Councillor Lynne Sparks – No response Councillor Howard Morgan – No response Councillor Duncan Bell – No response Hertfordshire County Council as Highway Authority – No objection subject to suggested condition and informative		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input type="checkbox"/> M14 Others			
Main Issues			
Is the development within a conservation area?			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Would the significance of the designated heritage asset be conserved or enhanced?			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			
Comment (if applicable):			
Would the development reflect the character of the area?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Comment (if applicable): The application dwelling benefits from a double garage close to the front boundary. There is a narrow strip of landscaping along the front boundary. Between the landscaping and the garage is a close boarded fence approximately 1.8m - 2m in height. The access to the site has timber gates of similar height to the fence, which are also solid in appearance. There are other nearby properties fronting onto St Albans Road West which have a similar arrangement in terms of boundary treatment, however, there is variation in terms of design of railings and materials used. The existing landscaping between the hard boundary treatments and the highway is considered to have significant value in terms of visual amenity and the character of the area. Urban trees are also widely acknowledged to have numerous social, economic and environmental benefits. For these reasons a condition is suggested requiring a landscaping scheme to be approved prior to the commencement of development. The scheme shall include protection measures for existing trees as well as planting plans to enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development in accordance with Policies GBSP2, D2 and D8 of the Welwyn Hatfield District Plan 2005.			
Would the development reflect the character of the dwelling?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
Comment (if applicable):			
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
Comment (if applicable):			
Would the development provide / retain sufficient parking?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
Comment (if applicable): The Highways Authority have been consulted and did not object. St Albans Road is a 40mph main distributor road. There have been no accidents reported relating to the site's access in the previous five years. The design is unlikely to impact on visibility for highway users or for access/egress of the dwelling. The location of the gates is such that it is unlikely any waiting on the public highway will occur.			

Whilst the application form indicates that works will be required within the public highway, it is not made clear on either the application form or the submitted drawings whether or not the widening works will be within the public highway or within private land. Should works be required within the highway the widths will be contained to the districts vehicle cross over dimensions policy of 5.4m of dropped kerb. In the interest of highway safety, a condition is suggested requiring details of the proposed access and dropped kerb to be approved prior to the commencement of development. Subject to the approval of details reserved by condition, it is considered unlikely that the proposal will have any material impact on highway safety or capacity.

Conclusion

The proposed development is considered to be in accordance with the broad aims and objectives of saved policies of the Welwyn Hatfield District Plan 2005, the adopted Supplementary Design Guidance and the relevant chapters of the National Planning Policy Framework.

Conditions:

1. No development shall take place until full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

The landscaping details to be submitted shall include:

- (e) hard surfacing, other hard landscape features and materials
- (f) existing trees, hedges or other soft features to be retained and a method statement showing tree protection measures to be implemented for the duration of the construction
- (g) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policies GBSP2, D2 and D8 of the Welwyn Hatfield District Plan 2005.

2. All agreed landscaping comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the first building, the completion of the development, or in agreed phases whichever is the sooner: and any plants which within a period of 3 years from the 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. All landscape works shall be carried out in accordance with the guidance contained in British Standards 8545: 2014.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policies GBSP2, D2 and D8 of the Welwyn Hatfield District Plan 2005.

3. Prior to commencement of development, detailed drawings of all highway works including details of the access arrangements; proposed width of the dropped kerb; and all materials to be used for hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development must not be carried out other than in accordance with the approved details.

REASON: To ensure a satisfactory standard of development in the interests of highway safety in accordance with the National Planning Policy Framework.

4. The brickwork and mortar of the approved wall must match the existing dwelling/garage in relation to colour and texture.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

DRAWING NUMBERS

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

Plan Number	Revision Number	Details	Received Date
757/101		Existing & Proposed Plans & Elevations	7 February 2017
I		Location Plan	7 February 2017

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

1. POSITIVE AND PROACTIVE STATEMENT

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 Council's website or inspected at these offices).

Informatives:

1. Construction standards for new/amended vehicle access: Where works are required within the public highway to facilitate the new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website

<http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300
1234047

Determined By:

Mr A Mangham
3 May 2017