

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

DELEGATED APPLICATION

Application No: 6/2018/1564/HOUSE
Location: 12 Daisy Drive Hatfield AL10 9FR
Proposal: Conversion of garage to habitable space including alterations to openings
Officer: Mr Richard Sakyi

Recommendation: Granted

6/2018/1564/HOUSE

| Context | | | |
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| Site and Application description | <p>The application property is a two-storey detached dwellinghouse with integral garage situated on the south side of Daisy Drive, which is a cul-de-sac.</p> <p>The proposal requires planning permission due to the removal of permitted development rights associated with the development of the site reference: S6/1999/0884/FP in respect of extensions and alterations.</p> | | |
| Constraints (as defined within WHDP 2005) | <p>PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield Villages - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 HAT - Hatfield Aerodrome - Distance: 0</p> | | |
| Relevant planning history | <p>Application Number: S6/2001/1338/FP Decision: Approval Subject to s106 Decision Date: 22 April 2002 Proposal: Residential development comprising of 200 dwellings, new road, cycle ways, footpaths, landscaping and public open space. (Revisions to planning permissions S6/1999/0884/FP & S6/2001/0577/FP)</p> <p>Application Number: S6/2001/0577/FP Decision: Approval Subject to s106 Decision Date: 24 July 2003 Proposal: Residential development comprising 370 dwellings, new roads, cycleways, footpaths, landscaping and public open space. (revision to planning permission S6/1999/0884/FP)</p> <p>Application Number: S6/2003/0884/FP Decision: Granted Decision Date: 12 August 2003 Proposal: Erection of rear conservatory</p> | | |
| Consultations | | | |
| Neighbour representations | Support: 0 | Object: 0 | Other: 0 |
| Publicity | | | |

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| Summary of neighbour responses | None |
| Consultees and responses | Hertfordshire County Council - Hertfordshire Transport Programmes & Strategy – No objection |
| 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 checked="" type="checkbox"/> M14 Policy D8 - Landscaping <input checked="" type="checkbox"/> Supplementary Design Guidance <input checked="" type="checkbox"/> Supplementary Parking Guidance <input checked="" type="checkbox"/> Interim Policy for car parking and garage sizes <u>Draft Local Plan Proposed Submission August 2016</u> SP4 Transport and Travel SP9 Place Making and High Quality Design SADM2 Highway Network and Safety SADM11 Amenity and Layout SADM12 Parking, Servicing and Refuse | |
| Main Issues | |
| Design (form, size, scale, siting) and Character (appearance within the streetscene) | The proposed alteration works which would to enable the conversion of the garage into a playroom are considered acceptable with regard to the external materials, size and siting of the window and impact on the character and appearance of the building and the general streetscene. |
| Impact on neighbours | Due to the proposals location it is considered that it would not have any adverse impact on any neighbouring properties amenities in terms of loss of light, privacy or outlook. |
| Access, car parking and highway considerations | <p>The dwellinghouse, as originally designed, has a provision of three car parking spaces - one single space within the garage and two parking spaces on the hardstanding in front of the garage which is an integral part of the design of this development.</p> <p>The current proposal would retain the amount of parking spaces (3 no.) within the forecourt area of this four bedroom dwelling. This include the addition of one space and as such considered acceptable as the loss of the use of the existing garage would be offset by the provision of the additional parking space within the site. It is recommended that a condition be imposed to ensure that the additional car parking space is laid out as depicted on the submitted plan to ensure adequate parking provision remain within the site at all times.</p> <p>The proposal is therefore acceptable and complies with the NPPF and Policies D1, D2 and M14 of the Welwyn Hatfield District Plan 2005.</p> |
| Landscaping Issues | Local Plan Policy D8 requires landscaping to form an integral part of the overall design, and in this respect the high quality design required by Policy D1 and D2 would again be relevant. Landscaping is important in order to protect and maintain, or ideally enhance, the existing character of the area and to reduce the visual and environmental impacts of the development. It is important that an appropriate balance between hard and soft landscaping is maintained and the Council will aim to ensure that a proportion of the site frontage is retained as landscaped 'greenery' to reduce the visual prominence |

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| | <p>of hard surfacing and parked vehicles.</p> <p>In this case, the proposed additional parking space would result in an increase in the amount of hardstanding to the frontage of the site to provide parking in accordance with the Council's adopted Parking Standards. Increased levels of hardstanding to accommodate car parking can degrade the quality, character and appearance of an area. Also, no details have been provided in terms of how surface water would drain from the extended parking area. To reduce surface water run-off the parking area should be laid with a permeable surface, or alternatively drain to a soft landscaped area.</p> <p>No landscaping details have been provided, therefore, it would be reasonable to attach a planning condition requiring a detailed landscaping scheme to be submitted and approved by the Local Planning Authority in order to reduce the visual and environmental impacts of the development. A landscaping scheme would include:</p> <ul style="list-style-type: none"> • hard surfacing and other hard landscape features and materials; • planting plans including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing. |
| <p>Any other considerations including preserved or enhanced character or appearance of Conservation Area</p> | <p>None</p> |
| <p>Conclusion</p> | |
| <p>Subject to planning conditions regarding materials and landscaping, it is concluded that the proposed development would not conflict with Policies D1, D2 and M14 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2012 and therefore it is recommended that planning permission be granted.</p> | |

Conditions:

1. The area set aside for car parking shall be laid out and surfaced in accordance with a scheme which has been submitted to and agreed in writing by the Local Planning Authority before the extension/alterations hereby permitted is first brought into use and shall be retained permanently thereafter for the free parking of vehicles for residents/occupiers of the development permitted and shall not be used for any other purpose.

REASON: To ensure that the spaces are provided in the interests of highway safety and the character and appearance of the area in accordance with the National Planning Policy Framework and Policies D1, D2 and M14 of the Welwyn Hatfield District Plan 2005.

2. 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:

- (a) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing
- (b) hard surfacing, other hard landscape features and materials

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, D1, D2 and D8 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework 2012.

- 3. All agreed landscaping comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development, or in agreed phases whichever is the sooner: and any plants which within a period of 5 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, D1, D2 and D8 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

- 4. The brickwork, bond, mortar, detailing and other external decorations of the approved extension/alterations must match the existing dwelling/building 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 |
|--------------------|------------------------|-----------------------------|----------------------|
| 156_PL02 | | Existing Plans + Elevations | 12 June 2018 |
| 156_PL03 | | Proposed Plans + Elevations | 12 June 2018 |
| 156_PL01 | | Location And Block Plans | 12 June 2018 |

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).

Determined By:

Mr Chris Carter
8 August 2018