

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

DELEGATED APPLICATION

Application No: 6/2019/0434/FULL
Location: 101 Brookmans Avenue, Brookmans Park, Hatfield, AL9 7QG
Proposal: Erection of 5 x detached dwellings with associated landscaping and off-street parking following demolition of existing buildings
Officer: Mr David Elmore

Recommendation: Granted

6/2019/0434/FULL

Context	
Site and Application description	<p>The application site is located at the junction of Brookmans Avenue and Golf Club Road and comprises a substantial detached dwelling set within a large and well landscaped plot.</p> <p>Brookmans Avenue forms part of an established residential area in the settlement of Brookmans Park and contains very substantial dwellings set within large plots. Properties are mixed in terms of design and appearance.</p> <p>Planning permission is sought for the erection of 5no detached dwellings at the site following demolition of the existing dwelling and its associated outbuildings. Access to these dwellings would be taken from either Brookmans Avenue or Golf Club Road. This would involve the closure of two existing accesses and creation of three new accesses.</p>
Constraints (as defined within WHDP 2005)	<p>GB - Greenbelt LCA - Landscape Character Area (Potters Bar Parkland) PAR - PARISH (NORTH MYMMS) ROW - FOOTPATH (NORTH MYMMS 068) - Distance: 3.52 Wards - Brookmans Park & Little Heath HEN - No known habitats present (high priority for habitat creation) SAGB - Sand and Gravel Belt</p>
Relevant planning history	<p>Application Number: 6/2018/1024/PA Proposal: Conversion of main dwelling into 2 separate dwellings, reinstating planning to the rear of the site for 1 detached dwelling and erection of 1 new build dwelling following demolition of existing garage and annexe <u>Summary of advice:</u></p> <ul style="list-style-type: none"> • Principle and design of development supported • Re-development will require removal of conifers fronting Golf Club Road for access and trees further into the site. Their loss in acceptable subject to suitable replacement planting • Preliminary Roost Assessment and potential Outline Mitigation Strategy recommended

	<p>Application Number: S6/2012/2681/S73B Decision: Granted Decision Date: 05 March 2013 Proposal: Time extension of planning permission S6/2010/0236/FP (erection of five bed detached dwelling)</p> <p>Application Number: S6/2011/0032/FP Decision: Refused Decision Date: 30 March 2011 Proposal: Erection of a detached double garage</p> <p>Application Number: S6/2010/0236/FP Decision: Granted Decision Date: 17 May 2010 Proposal: Erection of five bed detached dwelling</p> <p>Application Number: S6/2009/1551/FP Decision: Granted Decision Date: 28 September 2009 Proposal: Conversion of existing double garage</p> <p>Application Number: S6/2009/1545/FP Decision: Refused Decision Date: 28 September 2009 Proposal: Erection of a detached double garage</p> <p>Application Number: S6/1992/0265/FP Decision: Granted Decision Date: 06 August 1992 Proposal: Extensions and alterations incorporating part single storey, part two storey rear, first floor side, single storey front; detached garage/ outbuilding; new entrance with balcony over ;terraces with balustrading</p>		
Consultations			
Neighbour representations	Support: 0	Object: 2	Other: 0
Publicity	Site Notice Display Date: 13 March 2019 Site Notice Expiry Date: 3 April 2019		
Summary of neighbour responses	Two neighbour objections, at Mannawell House and 110 Brookmans Avenue, have been received for this application. Reasons for objection are summarised as follows: <ul style="list-style-type: none"> - Overloading of utilities - Highway safety ad traffic concerns - Loss of privacy from 99 Brookmans Avenue - Increase in pollution and noise - Damage to road from construction works - Harm to character of area as one dwelling would be replaced with five on the site - Development would set a precedent 		
Consultees and responses	North Mymms Parish Council – Comments: <ul style="list-style-type: none"> - There is a missed opportunity to have higher density housing on the site - Risk of a terracing effect - Front roof dormers not in keeping with the street scene 		

	<p>- Mock Georgian is not the vernacular in Brookmans Park</p> <p>Welwyn Hatfield Borough Council Client Services Team – No objection</p> <p>Welwyn Hatfield Borough Council Parking Services Team – Comment that it is unclear whether two or three off-street parking spaces would be provided for each dwelling</p> <p>Hertfordshire County Council Highway Authority – No objection subject to conditions including: provision of visibility splays of suitable dimensions; provision and retention of accesses; and arrangements to surface water drainage</p> <p>Hertfordshire County Council Ecology Team – Condition advised to deliver overall net gains for biodiversity</p> <p>Cadent Gas – Informatives advised</p>
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Relevant Policies

NPPF
 D1 D2 GBSP1 GBSP2 M14
 Supplementary Design Guidance (SDG) Supplementary Parking Guidance (SPG) Interim Policy for car parking and garage sizes (Interim Parking Policy)
Others: Policies SD1, R1, R11, R17, D8, H2 and RA10 of the District Plan; Policies SP1, SP3, SADM1, SADM2, SP9, SADM11, SADM12 and SADM16 of the Emerging Local Plan

Main Issues

Principle of development

Saved Policy R1 of the Local Plan requires development to take place on previously used or developed land. Development will only be permitted on 'greenfield' land where it can be demonstrated that no suitable opportunities exist on previously used or developed land.

The National Planning Policy Framework (NPPF) encourages the provision of more housing and states that applications should be considered in the context of the presumption in favour of sustainable development. Local Planning Authorities should encourage the effective use of land by reusing land that has been previously developed provided that it is not of high environmental value. Gardens and residential curtilages are not classed as previously developed land, having lower priority for development, but that does not mean they cannot be built on in any circumstances.

The settlement of Brookmans Park is defined as an urban area for the purposes of the District Plan. Although gardens/residential curtilages are not a priority for development, the need to make efficient use of urban land remains a policy objective.

The application site is not allocated in the Local Plan as a designated housing site so comes forward as a windfall site. Saved Policy H2 relates specifically to applications for windfall housing development and states that all proposals of this type will be assessed for potential suitability against the following criteria:

- i. The availability of previously-developed sites and/or buildings;
- ii. The location and accessibility of the site to services and facilities by transport modes other than the car;
- iii. The capacity of existing and potential infrastructure to absorb further development;
- iv. The ability to build new communities to support infrastructure and provide demand for

services and facilities;

- v. The physical and environmental constraints on development of land.

Policy SADM1 of the Emerging Local Plan is also relevant in regards to windfall housing development. This policy is similar to Policy H2 of the Local Plan but adds that the proposal should not undermine the delivery of allocated sites or the overall strategy of the Plan; and proposals would not result in disproportionate growth taking into account the position of a settlement within the settlement hierarchy.

The site is situated within the settlement of Brookmans Park, where services and facilities are available within reasonable walking distance. Existing infrastructure can absorb this development and the proposal would not undermine the delivery of allocated sites in the overall strategy, nor result in disproportionate growth of the settlement. The physical and environmental constraints of development of the land in the manner proposed is assessed below.

Quality of design and impact on the character and appearance of the area

District Plan Policies D1 and D2 of the Local Plan require the standard of design in all new development to be of a high quality and that all new development respects and relates to the character and context of the area in which it is proposed. These policies are expanded upon in the Council's SDG and are consistent with Policy SP9 of the Emerging Local Plan. Furthermore, Policy GBSP2 of the District Plan requires that 'within specified settlements' development will be limited to that which is compatible with the maintenance and enhancement of their character.

The NPPF places a clear emphasis on high quality design and states in paragraph 130 that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way in functions, taking into account any local design standards or style guides in plans or supplementary planning documents. As such, there is also consistency between the Council's Saved and Emerging Local Plan with the NPPF.

Brookmans Avenue is characterised by very substantial dwellings set within large plots. Properties have long and generally well landscaped frontages and the building line is broadly consistent along its length. The front boundary of many properties include walls with hedging behind, and are separated from the carriageway along Brookmans Avenue by footways and wide vegetated verges. The street is spacious and verdant.

The proposal would involve the erection of five dwellings following demolition of a large dwelling on the site and its ancillary outbuildings. Two dwellings (annotated as House 1 & House 2) would front Brookmans Avenue whilst the other three dwellings (annotated as House 3, House 4 & House 5) would face Golf Club Road.

House 1 & 2 would be positioned forward of the neighbouring dwelling at 99 Brookmans Avenue, however the degree of projection would be insignificant. Furthermore, House 1 & 2 would be set well back from the dwellings to the east. As such, the established building line would be respected.

The part of Golf Club Road in the immediate locality of the application site is broadly void of built development, apart from 2 Golf Club Road and the large outbuilding (Coach House) within the application site. Houses 3, 4 & 5 would have a slightly staggered arrangement and are well set back from the road.

In terms of spacing, there would be a consistent 2 metre separation distance between the proposed dwellings and at least a 1 metre separation distance from shared boundaries (excluding chimneys). This spacing would not be at odds to the spacing witnessed between properties in the immediate

locality.

The proposed dwellings would be two and a half storeys in height (inclusive of loft accommodation) and feature crown roofs. Dwellings along Brookmans Avenue and the immediate area are mixed in terms of age, architectural style and appearance.

Crown roofs are a feature of a number of dwellings along Brookmans Avenue. The overall design of this roof is considered acceptable when compared with others in the area. Notwithstanding this, in terms of visual amenity and quality of design, some crown roofs are not attractively designed and can significantly detract from the appearance of a dwelling and the overall character of the area. It is therefore considered reasonable to attach a planning condition requiring a cross-section drawing to be submitted to and approved in writing by the Local Planning Authority. Provided that the flat roof is stepped down and concealed behind the surrounding pitched roof, its impact in terms of visual amenity would be limited.

Each proposed dwelling would include flat roof dormers on the front roof slope. Houses 3, 4 & 5 also each include a single side facing dormer. All dormers on each dwelling would be subservient to the roof and in proportion to the fenestrations at ground and first floor level.

North Mymms Parish Council have raised a concern that the front roof dormers are not in keeping with the street scene. Dormers however are witnessed on the front roof slope of numerous dwellings in the immediate locality. Some examples along Brookmans Avenue include numbers: 110, 99, 91, 98, 92 & 88. To this end, it is considered that the dormer additions to the roofs would respect the area's character.

In terms of appearance, the application form states that the dwellings would be faced in red brick with Portland stonework details below a slate roof. The principle of these materials are acceptable considering the palette of materials used on other dwellings in the area. Precise details of these materials have not however been annotated on the submitted drawings. In the interest of high quality design and for the avoidance of any doubt precise details of the external materials of the dwellings can be secured through a condition with a grant of planning permission.

The dwelling to plot ratio would be appropriate for each dwelling so as to ensure that the site would not be overdeveloped. Also, the dwellings would not appear overly prominent considering their height and scale.

North Mymms Parish Council have commented that the style of the dwellings is not the vernacular in Brookmans Park, however considering the eclectic mix of dwellings in the area, the architectural design and appearance of the dwellings is not objectionable.

The presence of Houses 3, 4 & 5 and the associated hardstanding for each of the dwellings would result in a more urban feel to the site than in its current form. However, it is considered that the dwellings would be reflective of the general pattern of development within the wider setting of Brookmans Park. Whilst the plot sizes of the proposed dwellings would be smaller than other properties within the immediate context of the site, the width of the plots together with the spacing between the dwellings is sufficient to ensure that they reflect the overall character of the area. The site will be well contained by retained mature landscaping and reinforced by new planting. This will assist in softening the visual impact of the development and ensuring that the setting of the dwellings is appropriate and pleasant. To this end, whilst the proposal would result in a development of a more suburban character than currently exists along this part of Golf Club Road, the impact would be acceptable and represents a suitable compromise between reflecting the spacious pattern of development along Brookmans Avenue and the policy requirement to use land efficiently.

Having regard to the above, it is considered that the proposal would represent an acceptable standard of design which would maintain the character and appearance of the area, in accordance

with the above policies.

Impact on living conditions of future occupiers and neighbouring occupiers

The proposed dwellings would not be unduly dominant or result in any adverse loss of sunlight and daylight between each other or from neighbouring properties, as a result of either length of projection, height or proximity to boundaries.

In terms of privacy, the proposed dwellings would include windows at first floor and above facing each other or neighbouring properties. Rooms and spaces serving these windows include: en-suites, bathrooms, staircases/landings, laundry and dressing rooms. All of these flank windows have the potential to present harmful privacy and overlooking issues given their use and location however measures including obscure-glazing and a restriction on opening level would overcome any negative impact in this respect. A planning condition to this effect can be imposed with a grant of planning permission.

Roof lights are included on the side roof slopes of each dwelling. The height of these roof lights above internal finished floor level is not shown on the submitted drawings so it is unclear whether views would be afforded between properties as a result. For the avoidance of any doubt and in the interest of protected neighbour amenity in terms of privacy, the same condition as above can be imposed with a grant of planning permission.

The proposed dwellings would be spacious and well-appointed. Each dwelling would benefit from their own private rear gardens. These gardens are of good size and proportionate to the footprint and scale of each dwelling.

Highway safety and parking provision

Highway safety

The Highways Authority have been consulted for this application and present no objection in terms of highway safety subject to conditions relating to:

- Provision of visibility splays of suitable dimensions;
- Provision and retention of accesses;
- Closure of existing vehicular and pedestrian accesses onto Golf Club Road and highway verge reinstated; and
- Arrangements for surface water to be intercepted and disposed of separately so as to not discharge onto the highway.
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These requirements can be appropriately secured through planning conditions to ensure the development would accord with Policy SADM2 of the Emerging Local Plan and NPPF.

Parking

Houses 1 & 2 would each have three on-site parking spaces (including integral garages) and Houses 3, 4 & 5 would each have three on-site parking spaces (no garage)

The proposed dwellings would either be 5-beds or 6-beds. The Council's SPG states that dwellings with 4-bedrooms or more should have three parking spaces. The development would therefore accord with the Council's parking guidance.

Other considerations

Landscaping

The application site is very well landscaped by trees, so much so, that only limited views of the existing buildings on-site are visible. This is unique in an established residential area where the site is situated.

Policy D8 and R17 of the District Plan outlines that the retention of existing key landscape features, including but not limited to trees, will be expected where feasible. Policy SADM16 of the Emerging Local Plan explains that proposals will be expected to help conserve and enhance the borough's natural historic landscape and sit comfortably within the wider landscape setting. Proposals will also be assessed on their impact on landscape features to ensure that they conserve or improve the prevailing landscape quality, character and condition. This is reflected in Policy RA10 of the District Plan. These policies are broadly consistent with the heart of the NPPF which has a presumption in favour of sustainable development through net gains across economic, social and environmental objectives. The environmental objective includes protecting and enhancing the natural environment. The NPPF also expresses that decisions should ensure that developments are sympathetic to local character, including its landscape setting.

This application has been supported by a Phase II Arboricultural Impact Assessment – by Arbol EuroConsulting, ref. 101 310, 22 February 2019 (AIA) and a landscape masterplan. It is noted that prior to the undertaking of the AIA a number of trees and hedging was removed from the northern side of the site together with some hedgerow adjacent to Golf Club Road.

The Council's Landscaping Officer has been consulted for this application. The AIA concludes that no trees will need to be removed or pruned to facilitate the development. The plans show that there is some encroachment into the root protection area of a high quality oak but the Arboricultural Method Statement (AMS) shows that special construction methods are to be undertaken to minimise the impact on the roots of the trees. The AMS also gives details of tree protection during construction and other measures such as ground protection. The AMS is considered sufficient and adequate to protect the retained trees.

The proposed planting and landscaping for site is considered acceptable and should bolster the existing trees and hedges. Furthermore, there would be an appropriate balance of soft to hard landscaping on-site.

Concluding on the above, the proposal is considered acceptable on landscaping grounds subject to a condition ensuring the AMS is adhered to fully to ensure the existing trees are not harmed by the development.

Ecology and biodiversity

The property backs onto Brookman's Park Golf Course which covers 52 ha and has mixed habitats including long and short neutral grassland, scattered trees and patches of woodland, and ponds and ditches. 130m to the east is George's Wood, which is broadleaved woodland designated as a Local Wildlife Site for its woodland interest. All these habitats will provide suitable foraging and commuting opportunities for bats and there are records of roosting bats in buildings in the area.

Policy R11 of the District Plan outlines that all new development will be required to demonstrate how it would contribute positively to the biodiversity of the site. Policy SADM16 of the Emerging Local Plan states that proposal will be expected to maintain, protect and wherever possible enhance biodiversity. This approach is consistent with the NPPF.

A Preliminary Roosting Assessment – by Arbtech, February 2019 (PRA) has been submitted with this application and Hertfordshire Ecology were consulted and provided comments accordingly.

A daytime inspection on 12 February found no evidence of roosting bats in the buildings or trees on site and the property was assessed to have negligible potential to support them. No further surveys were considered necessary.

The inclusion of native species is supported.

It is appropriate for this development to enhance the site for bats, birds, hedgehogs and invertebrates. Hertfordshire Ecology have set out that this could be achieved by introducing the provision of breeding and sheltering opportunities, such as: the inclusion of integrated bat bricks/units within the design of the buildings; the installation of bat boxes on suitable retained trees; the inclusion of bird boxes on trees; the installation of nest box terraces on buildings for swifts, swallows and martins; the inclusion of ‘bug hotels’ for invertebrates; the inclusion of “hedgehog highways”, i.e. gaps/holes in garden fencing to allow free movement of small mammals.

Any biodiversity enhancements should be considered at an early stage to avoid potential conflict with any external lighting plans. Measures to provide net gain and enhancements in biodiversity can be secured through a planning condition.

Removal of permitted development rights

The five dwellings would all benefit from permitted development rights. The proposed development has been carefully designed to be in keeping with the character and context of the area and ensure that the living conditions of neighbouring and future occupiers would not be harmed. The resultant built development would also remain commensurate to the plot.

Certain future extensions under permitted development would likely cause harm in the above respects. In the interest of maintaining high quality design, it is considered necessary and reasonable for permitted development enlargements under Classes A and B for new dwellings to be revoked through a planning condition.

Other neighbour representations

A number of neighbour objections, including impact on area’s character, highway safety and living conditions of neighbour occupiers, have been addressed in this report.

Other themes in the objections include overloading of utilities, increase in pollution and noise, damage to road from construction works, and the proposal setting an undesirable precedent for the area.

In terms of the impact of the development on utilities, the proposed scale of development is unlikely to have major impact in this respect. In any case, the infrastructure requirements of the development will require the applicant/developer to achieve separate consent from relevant utility companies.

The resulting increased density of the site is not considered to be substantial and the potential for additional noise or disturbance as a result would not be sufficient to justify a refusal of planning permission.

Damage to roads from construction works is outside the remit of the planning system. If any damage were to occur, this would be a civil matter between landowners or, where applicable, resolved under the Highways Act.

In terms of the concern regarding precedent of increased density on sites, the grant of planning permission in this case would not by default enable all other sites in the area to be redeveloped in a similar manner. It is salient point that every application must be considered on its own merits.

Conclusion

Subject to the suggested planning conditions, the proposed development would accord with all relevant local and national planning policies.

Conditions:

1. No development above ground level in any phase of the development shall take place until samples of the materials to be used in the construction of the external surfaces of the dwellings hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005; Supplementary Design Guidance 2005; Policy SP9 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework 2019.

2. No development above ground shall take place until details of the proposed crown roof have been submitted to and approved in writing by the Local Planning Authority. The details, including; a roof plan, elevations and sections, in either 1:50 or 1:100 scale, must clearly show that the flat roof is stepped down and concealed behind the surrounding pitched roof. The pitched roof must use ridge tiles. Subsequently the development must not be carried out other than in accordance with the approved details.

REASON: The proposal contains insufficient information in regards to the detailed design of the roof and this is required in the interests of quality of design and visual amenity in accordance with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005; Supplementary Design Guidance 2005 (Statement of Council Policy); Policy SP9 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and; the National Planning Policy Framework 2019.

3. No development above ground level in any phase of the development shall take place until details of features to enhance on-site biodiversity and details of an external lighting scheme designed to minimise the impact of lighting on bats have been submitted to and approved in writing by the Local Planning Authority. The development must then be carried out in accordance with the approved details and retained permanently thereafter.

REASON: To enhance and secure measurable net gains for biodiversity in accordance with Policy R11 of the Welwyn Hatfield District Plan 2005; Policy SADM16 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework 2019.

4. Prior to first occupation of the development hereby approved, visibility splays of 2.4m x 33m must be provided and permanently maintained in each direction for the

accesses on Golf Club Road. There must be no obstruction to visibility between 600mm and 2m above the carriageway level.

REASON: In the interest of highways safety in accordance with Policy SADM2 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2019.

5. Prior to first occupation of the development hereby approved, vehicular and pedestrian access to and egress from the adjoining highway must be provided and thereafter retained at the positions shown on drawing number 485018-4. Arrangements must be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

REASON: In the interest of highways safety in accordance with Policy SADM2 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2019.

6. Prior to first occupation of the development hereby approved, the existing accesses and egresses from Golf Club Road, as shown on drawing number 485018-1, shall be permanently closed, and the highway verge reinstated in accordance with a scheme to be agreed with the Local Planning Authority.

REASON: In the interest of highways safety in accordance with Policy SADM2 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2019.

7. The development hereby approved must be carried out in accordance with the Tree Protection Plan, Arboricultural Method Statement and Tree Protection Barrier Specification contained within the submitted Phase II Arboricultural Impact Assessment (by Arbol EuroConsulting, 22/02/2019).

REASON: To ensure existing trees are protected and in the interest of visual amenity in accordance with Policies D1, D2 and R17 of the Welwyn Hatfield District Plan 2005; Policies SP9 and SADM16 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework 2019.

8. All landscaping comprised in approved drawing number: 1903-GUA-DR-L-001 Revision P01, must 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 5 years from the completion of the development die, are removed or become seriously damaged or diseased must be replaced in the next planting season with others of similar size and species. All landscape works must 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; Policy SP9 and SADM16 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2019.

9. Any upper floor window located in a wall or roof slope forming a side elevation apartment building hereby approved must be obscure-glazed and non-opening

unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall be retained in that form thereafter.

REASON: To protect the residential amenity and living conditions of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005; Supplementary Design Guidance 2005; Policy SADM11 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework 2019.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargements within Classes A or B of Part 1 of Schedule 2 shall take place.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that Order in the interests of high quality design and visual amenity of the area in accordance with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005; Policies SP9 and SADM11 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework 2019.

DRAWING NUMBERS

11. 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
485018-1		Existing Site Plan	26 February 2019
485018-2		Existing Site Section & Street Scenes	26 February 2019
485018-3		Existing House Plans	26 February 2019
485018-4		Proposed Site Plan	26 February 2019
485018-5	A	Proposed House 1	16 May 2019
485018-6	A	Proposed House 2	16 May 2019
485018-7		House 3	26 February 2019
485018-8		House 4	26 February 2019
485018-9		House 5	26 February 2019
485018-10		Proposed Street Scenes	26 February 2019
485018-11		Proposed CGIS	26 February 2019
1903-GUA-DR-L-001	P01	Landscape Masterplan	26 February 2019
485018-13	A	Location Plan	1 March 2019

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 paragraph 38 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. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.
2. The development will involve the numbering of properties. The applicant MUST contact Welwyn Hatfield Borough Council, Environmental Services (01707 357 000) before any name or number is proposed. This is a requirement of the Public Health Act 1875 and Public Health (Amendment) Act 1907.
3. Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-anddeveloper-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
4. Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-anddeveloper-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

Determined By:

Mr Mark Peacock
22 May 2019