

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

DELEGATED APPLICATION

Application No: 6/2019/2313/FULL
Location: 101 Brookmans Avenue, Brookmans Park, Hatfield, AL9 7QG
Proposal: Erection of six dwellings following demolition of existing buildings
Officer: Mr David Elmore

Recommendation: Granted

6/2019/2313/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 6no detached dwellings following demolition of the existing dwelling and its associated outbuildings.</p> <p>Access to the dwellings would be taken from either Brookmans Avenue or Golf Club Road. This would involve the closure of an existing accesses and creation of three new accesses.</p>
Constraints (as defined within WHDP 2005)	<p>PAR - PARISH (NORTH MYMMS) Wards - Brookmans Park & Little Heath HEN - No known habitats present (high priority for habitat creation)</p>
Relevant planning history	<p>Application Number: 6/2019/3006/COND Decision: Under consideration Proposal: Submission of details pursuant to condition 2 (crown roof details) and condition 3 (biodiversity and external lighting) on planning permission 6/2019/0434/FULL</p> <p>Application Number: 6/2019/2571/VAR Decision: Granted Decision Date: 09 December 2019 Proposal: Variation of condition 11 (approved drawings) on planning permission 6/2019/0434/FULL</p> <p>Application Number: 6/2019/2155/COND Decision: Part Approved / Part Refused Decision Date: 24 October 2019 Proposal: Submission of details pursuant to condition 1 (Materials), 2 (Crown Roof) and 3 (Biodiversity and Lighting) on planning permission 6/2019/0434/FULL</p>

	<p>Application Number: 6/2019/0434/FULL Decision: Granted Decision Date: 22 May 2019 Proposal: Erection of 5 x detached dwellings with associated landscaping and off-street parking following demolition of existing buildings</p> <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: 7	Other: 0
Publicity	Site Notice Display Date: 30 October 2019 Site Notice Expiry Date: 20 November 2019		
Summary of neighbour responses	7 objections received and summarised as follows: <ul style="list-style-type: none"> - Traffic and parking issues - Golf Club road accesses unsafe - Overdevelopment of the site - Out of character with area - Repetition of house design incongruous to eclectic street scene - Dwellings too high - Overbearing to neighbours at 97 and result in loss of light 		

	<ul style="list-style-type: none"> - Increased strain on local amenities - Loss of privacy from 99 Brookmans Avenue - Excessive amounts of glass on elevation of House 1 facing 99 Brookmans Avenue - Incorrect representation of 99 Brookmans Avenue on proposed street scene plan – proposed dwellings would be taller and conservatory with glass roof omitted - Loss of property values
<p>Consultees and responses</p>	<p>Welwyn Hatfield Borough Council Client Services Team – Comments:</p> <ul style="list-style-type: none"> - Concern that maximum drag distance exceeds 80 metres for the furthest property resulting in large numbers of bins at the boundary with the public highway on recycling days. <p>Welwyn Hatfield Borough Council Public Health & Protection Team – Comments:</p> <ul style="list-style-type: none"> - Spotlights proposed around the proposed dwellings must not result in harmful levels of light trespass into windows of neighbouring properties. Condition recommended. <p>Welwyn Hatfield Borough Council Parking Services Team – Comment:</p> <ul style="list-style-type: none"> - Proposed parking provision complies with the Council's current parking standards. <p>Welwyn Hatfield Borough Council Landscaping Team – Comments:</p> <ul style="list-style-type: none"> - No objection but submitted Arboricultural Method Statement should be adhered to fully. <p>Hertfordshire County Council Highways Team – Comments:</p> <ul style="list-style-type: none"> - Dimensions of visibility splays, provision and retention of proposed accesses, and limitation on vehicular and pedestrian use of these accesses only, recommended as conditions. <p>Hertfordshire County Council Fire & Rescue Service – Comments:</p> <ul style="list-style-type: none"> - Fire hydrant provision recommended through a S106 agreement <p>North Mymms Parish Council – Comments:</p> <ul style="list-style-type: none"> - Utility overload - Consideration needs to be given to vehicle accesses <p>Cadent Gas – Informatives advised</p>
<p>Relevant Policies</p>	
<p><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 <input checked="" type="checkbox"/> Supplementary Design Guidance (SDG) <input checked="" type="checkbox"/> Supplementary Parking Guidance (SPG) <input checked="" type="checkbox"/> Interim Policy for car parking and garage sizes (Interim Parking Policy) Others: Policies SD1, R1, R11, R17, R20, D8, H2 and RA10 of the District Plan; Policies SP1, SP3, SADM1, SADM2, SP9, SADM11, SADM12, SADM16 and SADM18 of the Emerging Local Plan</p>	
<p>Main Issues</p>	
<p>Principle of development</p> <p>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.</p> <p>The National Planning Policy Framework (NPPF) encourages the provision of more housing and</p>	

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 proposal would involve the erection of six dwellings following demolition of a large dwelling on the site and its ancillary outbuildings. Three dwellings (annotated as Unit 1, Unit 2 & Unit 3) would front Brookmans Avenue whilst the other three dwellings (annotated as Unit 4, Unit 5 & Unit 6) would face Golf Club Road.

Units 1, 2 & 3 would be positioned forward of the neighbouring dwelling at 99 Brookmans Avenue, however the degree of projection would not be excessive. These units would be set well back from the dwellings to the east. It is therefore considered that 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. Units 4, 5 & 6 would have a slightly staggered arrangement and are set well back from the road.

In terms of spacing, there would be at least a 2 metre separation distance between the proposed dwellings and at least a 1 metre separation distance from shared boundaries (excluding chimneys). Such separation distances would be reflective to that witnessed between properties in the immediate locality.

Units 1, 2 & 3 would have a height of 8.9 metres, whilst Units 4, 5 & 6 would have a height of 8.8 metres. The representation received from number 99 Brookmans Avenue considers that the proposed dwellings would be greater in height than this property as they include habitable roof accommodation, not of matching height, as shown on the proposed streetscene drawing.

The accuracy of many streetscene drawings are understandably questionable as, in many cases, there has been no access to neighbouring sites to take precise measurements. It is also noted that the proposed street scene drawing also annotates that the eaves of 99 Brookmans Avenue as approximate.

To ascertain the height of 99 Brookmans Avenue a planning history search of this property has been undertaken. On the most recent planning permission at 99 Brookmans Avenue (S6/2006/0255/FP) for a single storey rear extension, this dwelling has a height of 8 metres. Therefore it is very likely that the proposed dwellings would be greater in height than this neighbouring property. Notwithstanding this, it is considered that the difference in height would not be significant. The siting of the proposed dwellings on lower natural ground level than 99 Brookmans Avenue would also reduce the perceptible height difference. Furthermore, it is noted that dwellings of very similar height and form to the proposed development exist nearby along the street scene. To this end, it is considered that the height of the proposed dwellings would adequately relate to buildings heights in its immediate context.

Each dwelling would have a crown roof, hipped on all sides. Crown roofs are a feature along Brookmans Avenue, so such a roof design is considered acceptable. 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.

The proposed dormers for each dwelling would be subservient in scale to the roof and complementary in design terms.

A drawing showing crown roof detailing has been submitted with this application. However, these details do not clearly show that the flat roof would be stepped down behind the surrounding pitched roof, nor does the drawing state that such detailing would be applied to each of the 6no dwellings proposed. Amended details can be secured through a planning condition.

Each dwelling would be faced in the same materials and include:

- Walls: Brickwork (Michelmersh Freshfield Lane Handmade)
- Window surrounds and quoins: Michelmersh Charnwood Henley Red)
- Roof: Chinese or Spanish slate coloured grey
- Dormers: Glass Reinforced Plastic coloured grey
- Windows: Timber style uPVC sash coloured white

- Gutters and downpipes: uPVC coloured black

The proposed external materials would be in keeping with the appearance dwellings in the immediate area.

The introduction of six new dwellings of the same external appearance and of either matching or very similar design would not follow the individual style of each dwelling along the length of Brookmans Avenue, however it is considered that the design of proposed dwellings when taken as a whole would still remain sensitive to local character.

Six dwellings with associated hardstanding would result in a more urban feel to the site. However, it is considered that the dwellings would be reflective of the general pattern of development within the wider setting of Brookmans Park. Each dwelling would be contained within a generously sized plot and acceptable spacing distances between shared boundaries would be achieved to ensure that the site would not be overdeveloped. 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.

It is therefore 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 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.

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, considering length of projection, height, orientation and proximity to boundaries.

In terms of privacy, the proposed dwellings would include windows at first floor level and above facing each other or neighbouring properties. Rooms and spaces serving these windows include: bedrooms en-suites, bathrooms, staircases/landings and dressing rooms. All of these flank windows, in terms of their location and rooms they serve, have the potential to present harmful privacy and overlooking, however measures including obscure-glazing and a restriction on opening level would satisfactorily address any negative impact in this respect. This view also includes consideration of the glazed roof conservatory of 99 Brookmans Avenue – an element of this neighbouring property which was missed on the submitted drawings. A planning condition to this effect can be imposed with a grant of planning permission.

Highway safety and parking provision

Highway safety

The Highways Authority have been consulted for this application and present no objection to the development proposal having regard to both highway safety and capacity, subject to conditions. These conditions relate to: dimensions of visibility splays; and provision and retention of proposed vehicular accesses and closure of existing access prior to occupation.

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

Each dwelling would benefit from 3 on-site car parking spaces in accordance with the Council's SPG.

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 hedgerow adjacent to Golf Club Road.

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.

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.

Drawing number: 1903-GUA-DR-L-002 Revision P01 shows the proposed ecological enhancements. The existing native beech hedges will be retained and extended; and other native trees are proposed for inclusion within the front and rear garden planting schemes. Appropriate wildlife habitat boxes/features are shown, including boxes for bats, swifts, and sparrows; and holes in fences for hedgehogs (Hedgehog Highways).

A total of 59 ground spike LED lights are distributed throughout the site (10 at Plots 1-5 and 9 at Plot 6). 52 of these lights in similar locations were refused under application 6/2019/2155/COND relating to the recently granted five dwelling scheme at the site (application number: 6/2019/0434/FULL). It was considered that a total of 52 lights were excessive for this site having regard to its immediate context. The site is on the edge of Brookmans Park residential area and backs onto an extensive golf course with mixed habitats. There is a grass sports pitch 25m to the north-east and a broadleaved woodland Local Wildlife Site 115m to the east. All these undeveloped areas will be unlit, or have generally little lighting.

Important details were also missing in terms of the nature of the lighting; the extent to which the lights will illuminate hedges, bushes, flowerbeds, and trees; and an indication of the impact on this vegetation (i.e. why these lights will not have negative impact on the habitats, invertebrates and their prey).

The proposed external scheme includes more lighting, and provides no information on the aforementioned details. Consequently, it is considered that the submitted external lighting details do not demonstrate that impact on wildlife and habitats would be minimised. It is however considered that a reduction in the quantity of external light and further details can be secured through a planning condition.

Public Health & Protection

Drawing number: 1903-GUA-DR-L-002 Revision P01 shows a total of 59 ground spike LED lights distributed throughout the site (10 at Plots 1-5 and 9 at Plot 6).

Policy R20 of the District Plan outlines in the list of criteria to minimise light pollution that external lighting schemes must demonstrate that glare and light spillage as minimised. This approach is repeated in Policy SADM18 of the Emerging Local Plan. The NPPF explains that in order to achieve well-designed places, developments should ensure a high standard of amenity for existing and future users.

The Council's Public Health & Protection Officer has been consulted for this application and recommends the submission of an external lighting scheme to ensure that these lights do not result in adverse light trespass into windows between the proposed dwellings and neighbouring properties. This can be secured through a planning condition.

Waste & Recycling

The Council's Client Services Team have raised concern regarding drag distance to present bins adjacent to the highway (in excess of 80 metres) and a large number of bins presented on Golf Club Road and Brookmans Avenue on recycling days.

In terms of drag distance, the proposed site plan shows that bin stores for each dwelling would be adjacent to their individual entrances, so drag distance to the boundary with the highway would be minimal.

In terms of the quantity of bins presented on the boundary with the highway on recycling days, it is noted that recycling collections only take place every two weeks. In this case, it is considered that a total of 8 bins presented along this part Golf Club Road and a total of 4 bins presented along this part of Brookmans Avenue, in two week intervals, would not detract from the area's character.

Fire hydrant provision

Hertfordshire County Council's Fire & Rescue Team have been consulted for this application and seek the provision of fire hydrant(s) required to serve the proposed dwelling by the developer

through a Section 106 legal agreement or unilateral undertaking.

Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. Paragraph 56 of the NPPF states that planning obligations must only be sought where they meet all of the following tests:

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development; and
- c) Fairly and reasonably related in scale and kind to the development

The requirements for fire hydrant provision are set out within the Hertfordshire County Council Planning Obligations Toolkit, however part of the justification under this document is based on out-of-date British Standards.

Following recent dialogue with County Council, the justification advanced for fire hydrant provision rests on provisions under the Buildings Regulations and British Standards. Therefore, it is clear that such provision is addressed through separation legislation and guidance to that of the planning system and is not related in planning terms.

Whilst it is appreciated that the County Council as the Statutory Fire Authority has a duty to ensure firefighting facilities are provided on new developments, it is considered that the request for fire hydrant provision to serve the development is not necessary to make the development acceptable in planning terms. This request therefore fails to meet test (a) of NPPF, paragraph 56. Furthermore, there are no requirements under the Development Plan or NPPF for fire hydrant provision. An informative reminding the applicant of the need for appropriate consents under other regulations, such as the Building Regulations, has been included.

Removal of permitted development rights

The six 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 concerns

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

Other themes in the objections include overloading of utilities, loss of property values as a result of the development, and a covenant preventing development of more than one dwelling at the site.

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.

Property values and restrictive covenants are not a material to planning, so cannot be taken into consideration in the determination of this application.

Conclusion:

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

Conditions:

1. Notwithstanding submitted drawing number: 48 5018-26, relating to crown roof details, no development above ground level shall take place until amended 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, and applying to all dwellings, 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 be carried out 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.

2. Notwithstanding submitted drawing number: 1903-GUA-DR-L-002 Rev P01, relating to Ecological Enhancements, prior to first occupation of the development hereby approved an amended external lighting scheme must be submitted to and approved in writing by the Local Planning Authority to demonstrate that impact on wildlife and habitats would be minimised.

The external lighting scheme must include: the quantity, type and nature of lighting; the extent to which the lights will illuminate hedges, bushes, flowerbeds, and trees, and impact on such vegetation.

The development must be carried out in accordance with the approved external lighting scheme.

REASON: To minimise impact on 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.

3. 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.

4. Prior to first occupation of the development hereby approved, vehicular access must be provided and thereafter retained at the positions shown on drawing number 485018-16 Rev B. 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.

5. 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.

6. All landscaping comprised in approved drawing number: 1903-GUA-DR-L-001 Revision P04, 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.

7. The Ecological Enhancement measures shown on submitted drawing number: 1903-GUA-DR-L-002 Rev P01, including: Summer bat roost boxes, bat/swift box combined, swift boxes, sparrow terraces, and hedgehog 'highways', must be installed prior to first occupation of the development hereby approved 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.

8. Any upper floor window located in a wall, dormer or roof slope forming a side elevation of the dwellings 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 living conditions of future occupiers and neighbouring 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.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting 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

10. 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
485018-25	A	Location Plan	11 November 2019
485018-26		Crown Roof Details	19 September 2019
485018-21		House 5 Plans and Elevations	19 September 2019
485018-22		House 6 Plans and Elevations	19 September 2019
485018-23	B	Proposed Street Scenes	24 October 2019
485018-13	A	Existing Site Plan	11 November 2019
485018-15		Existing Floor Plans	19 September 2019
485018-16	B	Proposed Site Plan	11 November 2019
485018-17	D	House 1 Plans and Elevations	13 December 2019
485018-18	C	House 2 Plans and Elevations	13 December 2019
485018-19	C	House 3 Plans and Elevations	13 December 2019
485018-20		House 4 Plans and Elevations	19 September 2019
485018-27	A	Existing Elevations	16 October 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 or legal interest (easements or wayleaves) which may affect the land.
2. The development will involve the numbering of properties and/or the naming of new streets. 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. Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.
Email: plantprotection@cadentgas.com Tel: 0800 688 588

Determined By:

Ms Gill Claxton
18 December 2019