

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

**DELEGATED APPLICATION**

**Application No:** 6/2021/1035/HOUSE  
**Location:** 77 Tiger Moth Way Hatfield AL10 9LT  
**Proposal:** Conversion of garage to habitable room and replacement of garage door with window and brickwork  
**Officer:** Ms Kirsty Shirley

**Recommendation:** Granted

6/2021/1035/HOUSE

<b>Context</b>	
<b>Site and Application description</b>	The application dwelling is located in Salisbury Village and is a coach house, consisting of a one bedroom flat that is located above the garage. A driveway suitable for one vehicle is located in front of the driveway.
<b>Constraints (as defined within WHDP 2005)</b>	LCA - Landscape Character Area (De Havilland Plain) - Distance: 0 PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield Villages - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 HAT - Hatfield Aerodrome - Distance: 0 HHAA - Hatfield Heritage Assessment Area(Hatfield Business Park) - Distance: 0
<b>Relevant planning history</b>	<p>Application Number: S6/1999/1064/OP            Decision: Approval Subject to s106 Decision Date: 29 December 2000            Proposal: Demolition of existing (unlisted) buildings, removal of runway and other hard standing areas and redevelopment for the following purposes: as a business park comprising uses within use class b1, b2, b8 and sui generis use; housing; new university campus (use class d1 and d2) to include replacement De Havilland sports and social club and associated playing fields; two hotels; primary school and associated facilities; district centre; works of conversion to enable recreation use of existing listed hangar; aviation heritage centre. together with associated highway, transport and service infrastructure (including a strategic transport corridor), landscaping and open space, diversion of Ellenbrook. Means of access to be determined</p> <p>Application Number: S6/2003/0957/DE            Decision: Granted            Decision Date: 12 November 2003            Proposal: Residential development of 322 dwellings and associated infrastructure. (Works pursuant to outline approval S6/1999/1064/OP)</p> <p>Application Number: S6/2005/0872/FP            Decision: Granted            Decision Date: 11 October 2005            Proposal: Variation of Condition 2 Attached to Outline Planning Permission S6/1999/1064/OP to Allow an Additional 5 Years for Submission of Reserved Matters (Up to 29/12/2015)</p>

<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 1
<b>Publicity</b>			
<b>Summary of neighbour responses</b>	Hatfield Town Council – Comment: <i>There are 6 garage doors and this would be the only one converted and the design is a coach house flat with garage.</i>		
<b>Consultees and responses</b>	WHBC Parking Services – <i>the development is likely to lead to the loss of one parking space. The demand for parking in the area varies due to the HMOs in the area which the university students use. The road itself is due to be adopted by Hertfordshire County Council, however, Welwyn Hatfield Borough Council have recently taken on the management of parking in the road and permits are available.</i>		
<b>Relevant Policies</b>			
<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 <input checked="" type="checkbox"/> Supplementary Parking Guidance <input checked="" type="checkbox"/> Interim Policy for car parking and garage sizes			
<b>Main Issues</b>			
<b>Is the development within a conservation area?</b>			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<b>Would the significance of the designated heritage asset be preserved or enhanced?</b>			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			
<b>Comment (if applicable):</b>			
<b>Would the development reflect the character of the area?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Comment (if applicable):</b> The application site is a coach house, consisting of a one bedroom flat that is located above a garage, similar in style and appearance to the coach houses in the area. However Nos 71 and 73 feature garage conversions, with a window where a garage door was previously positioned. The proposal is in keeping with the development at Nos 71 and 73 and would therefore not detract from the character and appearance of the area.			
<p>The proposed window would be in the same style and appearance as the existing windows within the application dwelling and matching materials can be secured by condition to ensure the character of the dwelling is maintained.</p>			
<b>Would the development reflect the character of the dwelling?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
<b>Comment (if applicable):</b> See above.			
<b>Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
<b>Comment (if applicable):</b>			
<b>Would the development provide / retain sufficient parking?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
<b>Comment (if applicable):</b> Paragraph 105 of the NPPF states that if setting local parking standards authorities should take into account the accessibility of the development; the type, mix and use of the development; the availability of and opportunities for public transport; local car ownership levels; and			

the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

The Council's Interim Car Parking and Garage Policy confirms that planning applications will be determined on a case-by-case basis to achieve a sensible level of parking provision taking account of existing SPG standards, NPPF guidance, the relevant circumstances of the proposal, its site context and its wider surroundings.

The applicant has described the resultant habitable room to be used as a guest room with potential to be used as a bedroom full time in the future. The Council's Hatfield Aerodrome SPG 1999 applies to this dwelling and requires two car parking spaces for a 2-3 bedroom dwelling.

The Interim Policy for Car Parking Standards and Garage Sizes outlines that many existing domestic garages are too small for their intended purpose for parking/storing vehicles. The Council will seek to ensure that new garages have a genuine ability to be used for their intended purpose and will require them to be at least 6 metres long by 3 metres wide and sufficiently tall to accommodate modern cars. As the dimensions of the garage fall below the identified size requirements for a modern car, the conversion of the garage would be unlikely to result in the loss of a parking space.

The application site benefits from a front driveway suitable for parking one vehicle. Tiger Moth Way is in Zone B18 which has permit parking with restricted parking hours between 8am – 6pm Monday to Friday. The availability of permit parking would therefore alleviate the current under provision of one car parking space as a result of this proposal.

71 and 73 Tiger Moth Way have undertaken similar developments to the proposal and on a recent site visit there was no apparent significant pressure for car parking within the area. There is no substantive evidence that the proposed development would cause any material harm to highway safety or the living conditions of surrounding neighbours and it would therefore not be reasonable to withhold planning permission on the basis of the scheme's shortfall in parking provision.

### **Conclusion**

Subject to the suggested condition regarding materials, the development is in accordance with the Welwyn Hatfield District Plan; the Supplementary Design Guidance and the National Planning Policy Framework.

### **Conditions:**

1. The brickwork and window of the approved 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 Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

### **DRAWING NUMBERS**

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

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
Block plan		Block plan	7 April 2021

44D	Proposed front elevation	9 August 2021
33C	Existing front elevation	9 August 2021
11A	Existing Ground Floor Plan	9 August 2021
22B	Proposed Ground Floor Plan	9 August 2021
Location Plan	Location Plan	9 August 2021

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. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.
3. The applicant is advised to take account the provisions of The Party Wall Act 1996 insofar as the carrying out of development affecting or in close proximity to a shared boundary.
4. In addition, and separate to your planning permission, for the majority of schemes, you are required by law to appoint a building regulator who will inspect your property at various stages during the course of your building project. This is to ensure it is compliant with the Building Regulations and the Building Act 1984.

The checks the building regulator will carry out include, but are not limited to, the structure, foundations, fire precautions and escape routes, electrical and plumbing compliance and other issues such as drainage and insulation. The objective of these checks is to ensure that your building is safe to live in, accessible and environmentally sustainable.

Once all build stages are checked and the works are finished, a Completion Certificate is issued confirming that these objectives have been met. You will also need the Completion Certificate, should you sell the property, as it will confirm to

future owners that the work has been carried out in compliance with the Regulations.

As the owner of the property, you are responsible for Building Regulations compliance so we would urge you to decide which regulator to use, as opposed to leaving your builder or architect to make the choice. This is so that you can be sure the building regulator is truly independent and working to protect you from any breach or omission during the works.

Hertfordshire Building Control Limited are a Company wholly owned by eight local authorities in Hertfordshire including Welwyn Hatfield Borough Council. Please contact them on 01438 879990 or at [buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk) to discuss the process and all that is involved. Or alternatively refer to the Homeowner Information section on their website at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk)

**Determined By:**

Mr Mark Peacock  
10 August 2021