

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

**DELEGATED APPLICATION**

**Application No:** 6/2022/1165/FULL  
**Location:** Porsche Centre, 1 Hatfield Avenue, Hatfield, AL10 9UA  
**Proposal:** Erection of a prefabricated metal vehicle canopy/shelter  
**Officer:** Ms Kirsty Shirley

**Recommendation:** Granted

6/2022/1165/FULL

<b>Context</b>	
<b>Site and Application description</b>	<p>The application site forms part of the compound area to the east of the Porsche Centre in Hatfield Business Park.</p> <p>This application is for the erection of a structure to provide cover for five existing car parking bays located to the east of the application site.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<p>PAR - PARISH (HATFIELD) - Distance: 0            Wards - Hatfield Villages - Distance: 0            A4HD - Article 4 HMO Direction - Distance: 0            CP - Cycle Path (Cycle Facility / Route) - Distance: 9.03            FM00 - Flood Zone Surface Water 1000mm (7586562) - Distance: 0            HAT - Hatfield Aerodrome - Distance: 0            HEN - No known habitats present (medium priority for habitat creation) - Distance: 0            SAGB - Sand and Gravel Belt - Distance: 0            HHAA - Hatfield Heritage Assessment Area(Hatfield Garden Village) - Distance: 0</p>
<b>Relevant planning history</b>	<p>Application Number: S6/2004/1213/FP            Decision: Approval Subject to s106            Decision Date: 03 February 2005            Proposal: ERECTION OF CAR SHOWROOM WITH ASSOCIATED WORKSHOP FACILITIES, VEHICLE STORAGE AREA, WASH BAYS, PARKING AND LANDSCAPING</p> <p>Application Number: S6/2005/0440/AD            Decision: Granted            Decision Date: 06 June 2005            Proposal: 2 NOS. INTERNALLY ILLUMINATED FREESTANDING PYLON SIGNS, 1 NO. INTERNALLY ILLUMINATED WALL-MOUNTED PYLON SIGN AND 1 NO. INTERNALLY ILLUMINATED FASCIA SIGN</p> <p>Application Number: 6/2019/2019/FULL            Decision: Granted            Decision Date: 10 October 2019            Proposal: Erection of car paint spraying booth</p>

<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Site Notice Display Date: 8 June 2022 Site Notice Expiry Date: 29 June 2022 Neighbour notification letter		
<b>Summary of neighbour responses</b>	None received		
<b>Consultees and responses</b>	Hatfield Town Council – no response		
<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 type="checkbox"/> M14 <input checked="" type="checkbox"/> Supplementary Design Guidance <input type="checkbox"/> Supplementary Parking Guidance <input type="checkbox"/> Interim Policy for car parking and garage sizes Others			
<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 proposal is for a prefabricated structure to cover five existing parking bays that are located to the east of the site and away from access to members of public. The structure would be approximately 3.3m in height, approximately 5.5m in width and approximately 14.9m in length. The structure would be enclosed on three sides and would feature three rooflights. The size and scale of the proposed structure would be larger than the existing painting booth the structure would be situated in proximity to, however the proposed structure would be modest when compared to the main building on site.  Views of the structure would be very limited due to existing security fencing and perimeter soft landscaping. The structure would be finished in flashing panels which would not appear out of keeping with the context of the area.  It is therefore considered that the proposal would represent an acceptable standard of design which maintains the area's character, in accordance with District Plan Policies D1 and D2; the Supplementary Design Guidance; and the National Planning Policy Framework.			
<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> No neighbour representations have been received.			
The proposed development would be sufficiently distanced from any nearby residences, and as such the development would not result in local residents to experience a detrimental loss of light or privacy, nor would the development appear overbearing or unduly dominant to nearby occupiers.			
<b>Would the development provide / retain sufficient parking?</b>			

Yes  No  N/A

**Comment** (if applicable): The development would not result in a loss of car parking spaces and would cover five existing spaces. The development would be ancillary to the main building on site and would not generate any further travel demand.

**Conclusion**

The proposal would represent an acceptable standard of design which maintains the area's character, in accordance with District Plan Policies D1 and D2; the Supplementary Design Guidance; and the National Planning Policy Framework.

**DRAWING NUMBERS**

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>
19030-HNW-ZZ-ZZ-DR-A-1000	P01	Site Location Plan	20 May 2022
19030-HNW-ZZ-ZZ-DR-A-1100	P1	Existing Site Plan	20 May 2022
19030-HNW-ZZ-ZZ-DR-A-2100	P1	Proposed Site Plan	20 May 2022
19030-HNW-ZZ-ZZ-DR-A-2300	P1	Proposed Canopy Elevations	20 May 2022

**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. 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 Derek Lawrence  
7 July 2022