

Design & Access Statement

Site address:

12 Harpsfield Broadway
Hatfield
Hertfordshire
AL10 9TF

Date:

July 2020

Applicant:

SAM Planning services
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SAM is acting on behalf of the owner of the site Mr Desai

1.0 Introduction:

1.1 The Design and Access Statement is prepared to accompany a planning application submitted to Welwyn Garden City LPA and registered under planning reference 6/2020/1177/FULL. The application has been registered for the following development description “**retention of the use of the first and second floor levels from retail (A1) to 2 x small Units (with no more than four occupants each)**”.

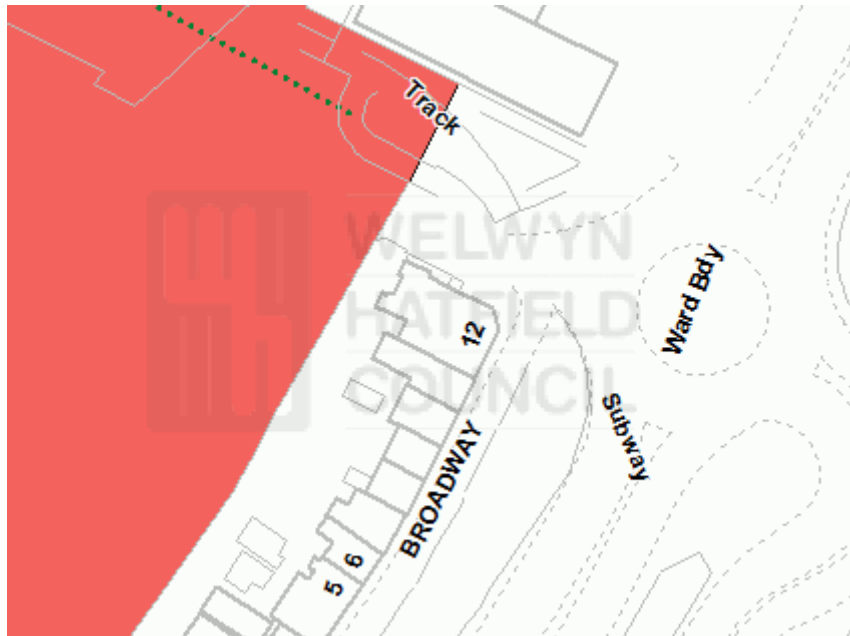
2.0 Site Location:

2.1 The application site is located at 12 Harpsfield Broadway which is a ground-floor restaurant and bar located towards the end of a parade of shops (with residential accommodation above) facing east onto Harpsfield Broadway. The restaurant occupies a corner plot between Harpsfield Broadway and Jetliner Way. The adjacent premises to the south of an estate agent and to the north is a smaller, single storey unit, set back from the main row of shops, which is also an estate agent.

2.2 Harpsfield Broadway runs parallel to Comet Way, on the opposite side of the road from The Galleria complex and car-park. Immediately to the rear (west) of the

application site is a bus interchange and hotel. Further to the west are modern blocks of flats.

Site plan



3.0 Relevant planning history:

3.1 Reference – 6/2018/3182/FULL

Description of development – Mixed-use development comprising of 8 student residential units (incorporating 21 study bedrooms), 169 sqm of a4 commercial space(existing) with the associated on-site parking, pedestrian access, refuse and cycle storage

Decision outcome – Refused, 03/04/2019

3.2 Reference - 6/2018/0233/PN11

Description of development - Prior approval for the change of use from office (B1) (a) to dwellinghouse to include the creation of 4 dwellings

Decision outcome - Refused 04/04/2018

3.3 Reference - S6/2013/0603/FP

Description of Development – Erection of new mansard roof

Decision outcome - Granted 14/05/2013

4.0 Proposal:

4.1 The retention of the use of the first and second floor levels from retail (A1) to 2 x small Units (with no more than four occupants each)

5.0 Planning Policy Context:

5.1 Planning Policy:

The following relevant policies apply:

1. National Planning Policy Framework, 2019 (NPPF)
2. Welwyn Hatfield District Plan (April 2005)
3. Emerging Local Plan (2016)
4. Supplementary Design Guidance

6.0 Assessment:

- 6.1 The existing small HMOs (C4) at first and second floors were converted from A1 use on the 11/06/2019, the current planning application seeks to formalise the change.
- 6.2 The retention of the C4 use would restrict each C4 unit to a maximum of four (4) persons/occupants. The smallest small in each unit is approx. 7.3sqm and the largest is 15.6sqm. Each unit is approximately 82.5sqm. Considered against the Technical Housing Standards Nationally Described Space Standards, a 4bed 5person unit requires 90sqm. Considering the maximum of four (4) occupants the existing floorspace is favourable.
- 6.3 The retained units would have no direct access to on-site parking however the nature of the occupiers would unlikely have access to a vehicle and therefore it is argued the need for on site parking is not apparent. A contribution could be made to sustainable transport schemes in the district.
- 6.4 The principle of change from A1 to C4 (small HMO) would provide an identified form of residential unit the District adding to the Housing stock. The site is sustainable and therefore appropriate.
- 6.5 No external changes are proposed to the building and therefore impact to the appearance and character are not material considerations.
- 6.6 Suitable planning conditions could be applied to the use and a management plan to maintain high quality accommodation.

7.0 Conclusion:

- 7.1 The development would provide much needed residential accommodation in a sustainable location with facilities and services in the near proximity. The development meets the overarching criteria of adopted National and Local planning policy.