



Planning Statement

101 Brookmans Avenue



Boyer

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1. INTRODUCTION & PROPOSAL

1.1 This statement has been prepared on behalf of Whitemount Projects Ltd to accompany a planning application at 101 Brookmans Avenue, Brookmans Park, Hatfield, AL9 7QG.

1.2 This follows the approval of application ref: 6/2019/0434/FULL on 22nd May 2019 with the following description of development:

Erection of 5 x detached dwellings with associated landscaping and off-street parking following demolition of existing buildings.

1.3 This revised planning application is very similar to the approved scheme, but it seeks permission for an additional dwelling which will front Brookmans Avenue. This will involve some alterations to the size and layout of the previously approved two dwellings along Brookmans Avenue. The three permitted homes along Golf Club Road will remain unchanged.

1.4 The development will make effective use of the Site and the additional dwelling will make a small but valuable contribution to Welwyn Hatfield Borough Council (WHBC, the Council)'s housing targets, whilst also ensuring that the character of the surrounding area is respected.

1.5 This Planning Statement assesses the proposals against the Development Plan and other material considerations relevant to the consideration and determination of the application. This Statement is structured as follows:

- Section 2 – describes the site and surrounding context;
- Section 3 – sets out the planning history of the site and nearby properties;
- Section 4 – provides an overview of regional and local planning policy and guidance relevant to the proposed development;
- Section 5 – provides an assessment of the proposals against the provisions of the Development Plan and other material considerations;
- Section 6 – provides a summary and conclusion.

1.6 The following documents are submitted to support the planning application:

- A full set of existing and proposed drawings – prepared by Alan Cox Associates
- Design and Access Statement – prepared by Alan Cox Associates
- Preliminary Roost Assessment – prepared by Arbtech
- Tree Survey and Tree Protection Plan – prepared by Arbol EuroConsulting Ltd
- Landscape Masterplan – prepared by Guarda Landscape
- Ecological enhancements and lighting scheme plan – prepared by Guarda Landscape
- Highways and Transport Report – prepared by Public Highway Ltd
- Sustainability Report – prepared by Energytest Ltd

2. THE SITE AND SURROUNDING AREA

- 2.1 The Site is located within the settlement boundary of Brookmans Park and is situated in the middle of a strip of development running east from the village centre. This development is in an orderly pattern and is generally characterised by detached residential properties on spacious plots with generous rear gardens. The Site is located to the north of this strip of development, which is bounded by the Green Belt on either side.
- 2.2 The Site is a corner plot located on the junction of Brookmans Avenue, Golf Club Road and George's Wood Road. Access is taken from three points; one on Brookmans Avenue and two on Golf Club Road. It comprises a detached property and a coach house which provides additional garaging and residential accommodation above. These buildings sit on an unusually large plot of land which is both wider and deeper than most surrounding plots. This includes a large amount of landscaping including a front garden; and a patio and grassed area to the rear. Sections of the perimeter of the Site have established trees and vegetation which provide natural screening.
- 2.3 The main property is an extensive detached two storey property. The façade is render with brick detailing and shuttered windows, with a number of decorative elements including columns. The property accommodates extensive living areas on the ground floor and four bedrooms on the first floor. There are two balconies on the first floor facing out onto the rear garden. Overall, the property is of no architectural merit and does not positively contribute to the townscape. To the east of the Site is a coach house providing additional garaging which can accommodate 9 cars. This coach house has residential accommodation on the upper floor; in the form of a two bedroom annex.
- 2.4 Directly to the north of the Site is a triangular area of open space bounded by an area of woodland and beyond this is the Brookmans Park Golf Club. To the north east, on the opposite side of Golf Club Road, are the playing fields of Chancellor's School. Beyond this is a large area of woodland which is designated as a Wildlife Site Area (ref: WS165). To the east, south and west of the Site is residential development, characterised by detached properties of a variety of styles on leafy tree-lined streets. There are no listed buildings within the vicinity.
- 2.5 There are number of services and facilities within walking distance including Chancellor's School and Brookmans Park Golf Club to the north. The centre of Brookmans Park is located 1km to the west; providing access to a wide variety of facilities including shops and restaurants, as well as Brookmans Park train station. This station has frequent services to Welwyn Garden City and Moorgate. There are also bus stops on Moffats Lane, 200m to the south, providing access to the surrounding area.
- 2.6 The Site is located in an Area of High Priority for Habitat Creation and there is a TPO on the site (ref: TPO443 T1). The Site is in Flood Zone 1 (lowest risk).

3. PLANNING HISTORY

History of the Site

- 3.1 There are a number of previous planning applications at the Site, which are presented in the table below. The top two applications relate to the recent application for the erection of 5 dwellings, and a subsequent application to discharge three of the pre-commencement conditions.

Application Number	Description	Decision
6/2019/2155/COND	Submission of details pursuant to condition 1 (Materials), 2 (Crown Roof) and 3 (Biodiversity and Lighting) on planning permission 6/2019/0434/FULL	Pending
6/2019/0434/FULL	Erection of 5 x detached dwellings with associated landscaping and off-street parking following demolition of existing buildings	Granted 22/05/2019
S6/2012/2681/S73B	Time extension of planning permission S6/2010/0236/FP (erection of five bed detached dwelling)	Granted 05/03/2013
S6/2011/0032/FP	Erection of a detached double garage	Refused 30/03/2011
S6/2010/0236/FP	Erection of five bed detached dwelling	Granted 17/05/2010
S6/2009/1545/FP	Erection of a detached double garage	Refused 28/09/2009
S6/2009/1551/FP	Conversion of existing double garage	Granted 28/09/2009
S6/1992/0265/FP	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	Granted 06/08/1992

- 3.2 The recent granting of application ref: 6/2019/0434/FULL demonstrates the Council's support for the principle of an increase in the number of residential units on the Site. The design approach, impact on neighbouring properties and amount of parking were also considered to be acceptable.
- 3.3 With regards to the density and spacing of the proposed dwellings, the Officer's report notes:

“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 5 of 12 locality...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...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 6 of 12 with the above policies.”

3.4 Furthermore, one of the consultee responses noted that:

“North Mymms Parish Council comment that there is a missed opportunity here to have a higher density of housing on the site.”

3.5 In regards to the discharge of condition application which is currently pending (ref: 6/2019/2155/COND), the details submitted for condition 1 (samples of materials) and condition 2 (crown roof) will also be used for this application. The information for submitted for condition 3 (biodiversity enhancement and lighting scheme) has been updated for the 6 unit scheme and is submitted as part of this application. This will ensure that there is no requirement for pre-commencement conditions on the decision notice for this application.

Relevant Local Planning History

3.6 In preparing this planning application, we have identified a number of recent planning decisions for similar developments on Brookmans Avenue and the surrounding roads including a number of flatted developments. This indicates that the principle of increasing densities on sites in Brookmans Avenue has been supported by the Council.

3.7 The table below presents some of these applications:

Address	Application Number	Description	Decision
77 Brookmans Avenue	6/2018/1996/FULL	Erection of 8 x self contained apartments with lower ground floor car park following demolition of existing dwelling; erection of front boundary wall, gates and railings and side boundary walls and railings	Granted 04/01/2019
67 Mymms Drive	S6/2014/2396/FP	Erection of 2 semi detached dwellings following demolition of existing detached dwelling	Granted 14/01/2015
Land to the rear of 67	S6/2014/2395/FP	Erection of a detached dwelling	Granted 17/12/2014

Mymms Drive			
2 Georges Wood Road	S6/2011/0678/S73B	Erection of 9 apartments in 3 blocks with associated car parking and landscaping (time extension to planning permission S6/2008/0670/FP)	Granted 02/06/2011

- 3.8 These applications all involve the demolition of the existing buildings and replacement dwellings, resulting in a net increase in dwellings. Two of these applications were of a much larger scale; involving blocks of flats. These applications (77 Brookmans Avenue and 2 Georges Wood Road) resulted in a net increase of units of 7 and 8; much greater than the proposals which have a net increase of 5 units.
- 3.9 The proposals at No. 67 resulted in much smaller plot sizes to these proposals, resulting in the rear gardens of the semi-detached properties being circa 10 metres deep and the single dwelling's terrace being circa 4 metres deep. This was considered to be acceptable by the Council. The delegated report for the detached dwelling states *"though the rear garden is smaller in area than those which benefit surrounding properties, it is considered that the overall layout of the proposal would not disrupt the surrounding spatial pattern of development to the extent that would warrant a refusal of permission."* In comparison, the proposed dwellings will have much more generously sized gardens and landscaping.

4. PLANNING POLICY CONTEXT

- 4.1 Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 4.2 The development plan for Welwyn Hatfield comprises the saved policies of the Welwyn Hatfield District Plan (2005), the Hertfordshire Waste Local Plan (2012-2014) and the Hertfordshire Minerals Local Plan (2007).
- 4.3 Other policy documents that are material considerations in the determination of planning applications include the National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG), the Welwyn Hatfield Supplementary Planning Documents (SPDs) and the emerging Welwyn Hatfield Local Plan.
- 4.4 The planning policy relevant to the consideration of applications therefore comprises three levels of policy – national, regional and local. The three tiers of policy are introduced within this chapter and a detailed assessment of the proposed development against the relevant policy is provided in Section 5.

National Planning Policy

National Planning Policy Framework (2018)

- 4.5 The National Planning Policy Framework (NPPF) was published in July 2018 by the Ministry of Housing, Communities and Local Government and was subsequently updated in February 2019. The document sets out the government's economic, environmental and social planning policies for England.
- 4.6 The overarching national planning policy theme evident from the NPPF is a presumption in favour of sustainable development, which the Government have advised should be at the heart of the planning system. In terms of development management, it advises that the primary objective is to foster the delivery of sustainable development and should not hinder or prevent future development.
- 4.7 The NPPF has not changed the statutory status of the development plan as the starting point for decision-making; however, it constitutes guidance for local planning authorities and decision-making both in drawing up plans and as a material consideration in determining applications.
- 4.8 Paragraph 117 seeks to promote an effective use of land in meeting the need for homes that makes as much use as possible of previously development or 'brownfield' land. Paragraph 118 criterion (c) sets out that substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs. Criterion (d) seeks to promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

- 4.9 Chapter 12 seeks to create well-designed places through good design. Paragraph 127 sets out that planning policies and decisions should ensure developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; sympathetic to local character while not preventing or discouraging appropriate innovation of change (such as increased densities); and optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development.

Regional Planning Policy

Hertfordshire Local Transport Plan (2018)

- 4.10 Policy 5 'Development Management' seeks to ensure access arrangements are safe and adhere to the county council's Highway Design Standards; resist development that would either severely affect the rural or residential character of a road or other right of way, or which would severely affect safety on rural road, local roads and rights of way.

Local Planning Policy

- 4.11 Welwyn Hatfield's Local Plan comprises the saved policies of the District Plan (2005).

Welwyn Hatfield District Plan

- 4.12 The Welwyn Hatfield District Plan sets out the detailed policies which were intended to cover the period up to 2011. A number of these policies were 'saved' in 2008 and these continue to be the primary policy framework in which applications are determined against until they are replaced by the new Local Plan.

- 4.13 Relevant policies are considered to include:

- Policy SD1 – Sustainable Development
- Policy GBSP2 – Towns and Specified Settlements
- Policy R1 – Maximising the use of previously developed land
- Policy R3 – Energy Efficiency
- Policy R11 – Biodiversity and Development
- Policy R17 – Trees, Woodland and Hedgerows
- Policy M1 – Integrating Transport and Land Use
- Policy M14 – Parking Standards for New Development
- Policy D1 – Quality of Design
- Policy D2 – Character and Context
- Policy D8 – Landscaping
- Policy H2 – Location of Windfall Residential Development
- Policy H6 – Densities
- Policy H8 – Dwelling Type and Tenure

Supplementary Planning Guidance

4.14 Welwyn Hatfield has a number of supplementary planning guidance documents, however those considered to be relevant in this case are:

- Supplementary Design Guidance (2005)
- Parking Standards (2004)
- Interim Policy for Car Parking Standards and Garage Sizes 2014 (Interim Parking Policy)

Emerging Local Plan

4.15 WHBC is in the process of preparing a new Local Plan which was submitted for examination on 15 May 2017. It has been through a number of rounds of Hearing sessions and round 6 is scheduled to take place in December 2019. It was established in the early stages of the examination that the Local Plan was not planning for the assumed growth of over 15,000 households and was therefore not found to be sound. The Inspector set out that further work needed to be undertaken including a review of the SHMA, review of housing land supply and review of the Green Belt.

4.16 A revised submission timetable was submitted by the Council earlier this year which indicates that adoption is due in June 2020. The letter sent by the Inspector to the Council in August 2019 relates to the delays to the examination. The Inspector requires the Council to reassess the additional work being undertaken so that only the necessary tasks are performed and the timetable can be brought back on track. The letter notes that if this is not possible or if slippage occurs, the Council should consider withdrawing the plan and re-submitting when the additional work has been completed.

4.17 Given the advanced nature of the plan and the fact that the main issues relate to the allocation of land for housing, the emerging policies have been considered in this Statement. Relevant policies from the emerging Local Plan are considered to include:

- Policy SP1 – Delivering Sustainable Development
- Policy SP3 – Settlement Strategy and Green Belt Boundaries
- Policy SADM1 – Windfall Development
- Policy SADM2 – Highway Network and Safety
- Policy SP9 – Place-making and High Quality Design
- Policy SP10 – Sustainable Design and Construction
- Policy SADM11 – Amenity and Layout
- Policy SADM12 – Parking, Servicing and Refuse
- Policy SADM13 – Sustainability Requirements
- Policy SADM16 – Ecology and Landscape
- Policy SADM31 – Brookmans Park

5. ASSESSMENT OF THE PROPOSALS

Principle of Development

- 5.1 It has already been established through the recent permission that the principle of the demolition of the existing buildings and introducing additional dwellings onto the Site is acceptable. As was established in the previous application, the Site would come forwards as windfall housing development and would meet all of the criteria required by this type of development as set out in Policy H2 and emerging policy SADM1.
- 5.2 The proposals will create 6 new high quality dwellings on previously developed land in a highly sustainable location. The uplift in the number of units from the permitted scheme by one dwelling will make a small but valuable contribution to WHBC's housing targets. New housing is urgently needed and land supply is constrained in the borough due to the extent of the Green Belt. Therefore, the proposals will make an important contribution towards meeting housing delivery targets, making best use of the previously developed land within Welwyn Hatfield, which should be given significant weight.

Design, Scale and Massing

- 5.3 Both the NPPF and Local Plan highlight the importance of good design. Policy D1 requires a high quality standard of design, which should incorporate the guidance contained in the SPG. Policy D2 requires all new development to respect and relate to the character and context of the area in which it is proposed and should maintain, and where possible enhance, the character of the existing area. Similarly, Policy GBSP2 sets out that within the specified settlements, development will be limited to that which is compatible with the maintenance and enhancement of their character.
- 5.4 Alongside this, the NPPF also emphasises the importance of making effective use of land. Paragraph 118 part (d) requires planning decisions to promote and support the development under-utilised land and buildings, especially where land supply is constrained and available sites could be used more effectively. The importance of this in Welwyn Hatfield is demonstrated by the fact that the Inspector found the Local Plan to be unsound due to the inadequate set of housing land proposals to meet the objectively assessed housing need.
- 5.5 The changes to this scheme compared to the consented application relate solely to the houses fronting Brookmans Avenue. The permitted two dwellings will be replaced by three dwellings of a similar scale, height and footprint. In terms of style, the dwellings will be mock Georgian and will include the highest quality materials, as was proposed with the consented application. They have been designed to reflect the grandeur of Brookmans Avenue and will make a positive contribution to the character of the area.

5.6 In regards to the siting of the proposed houses along Brookmans Avenue, the three dwellings proposed will retain a similar footprint to the consented scheme. The permitted houses were positioned forward of the neighbouring property. Although this was considered acceptable, these proposals will be an improvement on the consented situation by being sited slightly further back, which will ensure that the established building line along Brookmans Avenue is respected. The middle house will be set slightly further forwards which will break up the massing of this elevation.

5.7 House 1 and 2 of the consented scheme (fronting Brookmans Avenue) involve much larger plots than the three units along Golf Club Road. The additional dwelling in these proposals means that all of the plots will be a similar size. Referring specifically to plot sizes, the Officer notes in his delegated report for the consented application:

“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.”

5.8 As the Officer previously considered the plot sizes to be acceptable, and these proposals do not result in a smaller plot size to that which has been previously been granted, this is considered to be appropriate. Furthermore, the spacing of the dwellings will remain the same as the permitted scheme (2 metres between each house).

5.9 The suitability of the additional dwelling on the Site is further emphasised by the fact that North Mymms Parish Council commented on the previous application that it was a missed opportunity for a higher density scheme. Policy H6, which requires all residential developments of 5 or more dwellings to be built at densities of 30 to 50 dwellings per hectare. This is provided that the development will not have an adverse impact on the character of the surrounding area and can satisfy the design policies of the Plan. At 0.41 hectares, the proposals equate to a density of 15 dwellings per hectare. Whilst this falls significantly short of the required density ranges, it is an improvement on the permitted scheme which achieves 12 dwellings per hectare. Given the surrounding context, the Site is not considered suitable for a high density scheme, but the fact that the density is less than half of the suggested range indicates that the plot will not be overdeveloped.

5.10 In summary, the introduction of an additional dwelling to the consented scheme will ensure that the proposals will make effective use of land, whilst also respecting the character of the surrounding area. The character of the proposals will remain the same, involving high quality, large detached dwellings on spacious plots, which will make a positive contribution to the surrounding area, in accordance with the policy requirements.

Dwelling Mix

5.11 The proposals involve 6 x 5 bed family sized units. This is very similar to the permitted scheme, in which there were 3 x 5 beds and 2 x 6 beds. The granting of this permission has established that principle of new family sized accommodation on this Site is acceptable.

Quality of Accommodation

5.12 Emerging Policy SADM11 requires all proposals to create and protect a good standard of amenity for buildings and external open space by ensuring satisfactory levels of sunlight and daylight; dual aspect dwellings; external private or communal garden space; a reasonable degree of privacy; that development is not overbearing and that dwellings have satisfactory outlook and visual amenity.

5.13 As with the previous application on the site, the layout of each of the properties has been designed to create high quality family living space. Each of the houses will include an open plan living area at ground floor level which opens out onto the garden, as well as additional living rooms. Many of the bedrooms proposed will have en-suite bathrooms, and there will also be additional studies, cinema rooms and games rooms in some of the houses. This demonstrates the extremely high standard of accommodation.

5.14 The size of the dwellings is presented in the table below, which indicates that all of the units will greatly exceed the required standard of 134sqm for a 5 bed 3 storey house. This again emphasises the suitability of the additional house on the Site, as it demonstrates that an additional house can be accommodated whilst also ensuring that an exceptional of accommodation for all units will be provided.

House Number	Nationally Described Space Standard (sqm)	Gross Internal Floor Area Proposed (sqm)
1	134	389
2	134	421
3	134	389
4	134	319
5	134	352
6	134	352

- 5.15 The siting of the dwellings and placement of windows has been carefully considered to ensure satisfactory levels of daylight, sunlight and outlook whilst also protecting the privacy of future occupants. Each of the open plan living areas will be positioned to the rear of the dwellings and will benefit from large expanses of glass which will create bright and airy spaces and an attractive outlook onto the garden. These living areas will all be dual aspect. The use of skylights will ensure the internal spaces such as the landings and hallways are well lit. The side windows proposed will be obscure glazing to ensure good levels of privacy.
- 5.16 Emerging Policy SADM11 also requires proposals to involve private or communal garden space which, in its extent and design, meets the reasonable needs of its users. The rear gardens will range from 229-309sqm which are generous sized amenity spaces and comparable to those in the surrounding area. A Landscape Masterplan has been prepared by Guarda Landscape which provides details of the proposed landscaping and illustrates the high quality amenity spaces which will be proposed.

Neighbouring Amenity

- 5.17 Emerging Policy SADM11 seeks to ensure a reasonable degree of privacy and prevent new development from being overbearing. Given the site's position on a corner, the established landscape around the perimeter of the site and the fact that it is bounded by Green Belt land to the north, there are a limited amount of neighbouring properties that would be affected by the proposals.
- 5.18 For the previous application on the Site, the Officer found that the dwellings would not be unduly dominant and would not result in any adverse loss of sunlight and daylight for neighbouring properties, either as a result of length of projection, height or proximity to boundaries.
- 5.19 These proposals involve very similar siting to the approved scheme. Whilst House 1 will involve a taller element nearer to the boundary with No. 99 than previously proposed, the proposed siting is comparable to the existing situation. The suitability of this is emphasised by the fact that the adjacent property has no side facing windows at first floor level. There is a single window at No. 99 which faces the Site at ground floor level, but this is set back a considerable distance from the boundary. Furthermore, the room it serves has another wall of glazing facing out to the garden as well as glazing above, which will ensure that it receives good levels of daylight and sunlight.
- 5.20 In regards to privacy, all side facing windows at first and second floor level will be obscure glazed, as with the previous application, which will ensure that there are no harmful privacy and overlooking impacts. The proposals are therefore in accordance with emerging Policy SADM11.

Ecology

- 5.21 Policy R11 requires all new development to demonstrate how it would contribute positively to the biodiversity of the Site by measures such as the retention and enhancement of the natural features. Similarly, Policy R17 seeks the protections and retention of existing trees, hedgerows and woodland. New development is required to incorporate wherever appropriate new planting with locally native species and should be in accordance with Policy D8. This policy sets out that all development should incorporate landscaping as an integral part of the overall design. It requires the retention and enhancement of key landscaping features such as trees and shrubs where feasible and where this is not possible, replacement planting should be carried out.
- 5.22 Where possible, the established vegetation and trees surrounding the site will be retained. A Tree Survey and a Tree Protection Plan have been prepared by Arbol EuroConsulting Ltd. This provides details of the trees on the site and the Construction Exclusion Zone and ground protection measures. The oak tree to the south of the site (T19 in the Tree Survey), which is protected by a TPO (ref: TPO 443), will be retained within the plot of House 2 and protected during construction.
- 5.23 The existing native Beech boundary hedge will be filled in along the eastern boundary to create a continuous line. The retained trees and vegetation will create natural screening around the perimeter of the site which will soften the development and minimise its visual impact.
- 5.24 A Landscape Masterplan has been produced by Guarda Landscape which provides details of the proposed landscaping and surfaces. Within the front gardens, ornamental shrubs and perennial planting will be located to the front of each property which will soften the building façades. Within the rear gardens of Houses 1, 2 and 3, a variety of new trees are proposed. This will provide a number of benefits including a pleasant outlook, natural screening and a valuable habitat for wildlife. Therefore, the proposals will contribute positively to the biodiversity of the site, in accordance with Policy R11. Further details of the planting palette and landscape treatments can be found in the Landscape Masterplan.
- 5.25 A Preliminary Roost Assessment has been prepared by Arbtech to consider the value and suitability of the structures for roosting bats, as well as any other ecological constraints. The assessment sets out that the buildings have a negligible likelihood of supporting roosting bats. There was also no evidence of nesting birds and the site was considered to be a negligible habitat for barn owls. It also sets out suggested enhancement measures including bat and bird boxes on retained trees.
- 5.26 The biodiversity enhancements are shown on the Ecological Enhancements Plan, including various bird boxes. This also shows the indicative lighting positions, which demonstrates that the lighting will not interfere with the bat box, which is located to the north of the Site.

Highways, Parking and Refuse

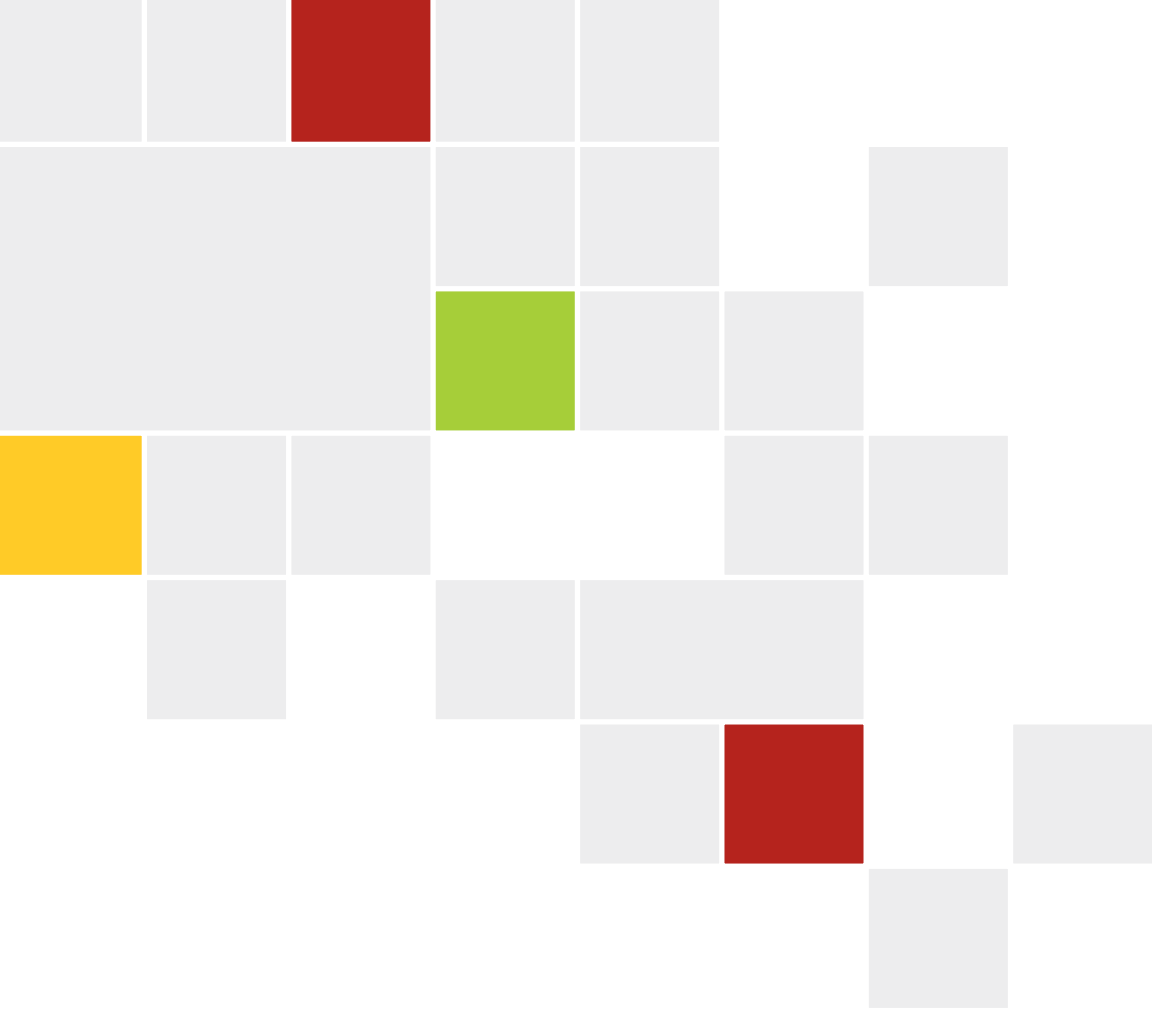
- 5.27 Policy M1 sets out that development proposals will be permitted only in locations with accessibility to pedestrian and cycle routes and passenger transport services and where the environment and infrastructure can accommodate the amount and type of transport movement likely to be generated. A Highways and Transport Report was prepared by Public Highway Ltd which sets out details of the new access points, the good level of public transport connections and proposed construction access. The report concludes that the proposals are acceptable in transport terms.
- 5.28 The access points for these proposals are identical to the permitted scheme, but the existing access point on Golf Club Road is also retained to provide access to the additional property. Given that this currently serves the existing house on Site, it is considered to be a suitable access point. This is supported by the Highways and Transport Report which finds the access points to be acceptable. Furthermore, the report sets out how the visibility splay concerns raised under the previous application have been addressed.
- 5.29 The proposals involve 3 parking spaces per property which meets the standards in the Council's SPG for 4+ bed houses. The suitability of this level of parking is supported by the fact that it was considered to be acceptable in the previous application.
- 5.30 Emerging Policy SADM12 requires an appropriate provision of refuse storage and collection areas. It sets out that these should be appropriately sited and designed to ensure they can perform their role effectively, maintaining an attractive and coherent street scene and avoiding risk to human health or environmental nuisance. Discreet bin stores will be provided in the front gardens of each property, near to the entrance with the road. This siting of these bins will be convenient for collection and their position behind the front garden hedges will prevent any negative visual impact on the streetscene.

Energy

- 5.31 Policy R3 sets out that the Council will expect all developments to include measures to maximise energy conservation through the design of buildings, site layout and provision of landscaping and should incorporate the best practical environmental option (BPEO) for energy supply. Emerging Policy SP10 echoes this and sets out that the layout and design of the site and building(s) reflect the energy hierarchy to maximise opportunities to reduce carbon emissions. Emerging Policy SADM13 requires newly constructed dwellings to achieve an estimated water consumption of no more than 110 litres/person/day.
- 5.32 An Energy Statement has been prepared by Energytest Ltd to which shows that each dwelling will achieve a water usage of under 110 litres per person per day. Furthermore, each house will have PV panels on the roof to reduce carbon emissions. Therefore, all units will comply with Policy SP10 and emerging Policy SADM13.

6. CONCLUSION

- 6.1 The proposals will replace an oversized dwelling and coach house on an unusually large Site with 6 new family sized dwellings; the principle of which has already been established through the granting of permission ref: 6/2019/0434/FULL. The additional dwelling proposed in this application will ensure that the proposals make effective use of an underutilised site, in accordance with the aims of the NPPF which give great emphasis to the efficient use of land and the reuse of brownfield land.
- 6.2 The Council's current lack of sufficient land for housing for its new Local Plan and the recent Green Belt Review and Call for Sites demonstrate the urgent need for housing in Welwyn Hatfield. The additional dwelling which will be provided through this scheme will make a small but valuable contribution to WHBC's housing targets.
- 6.3 It has been demonstrated that the design, scale and massing of the proposals are comparable to the permitted scheme and are therefore considered acceptable. The houses fronting Brookmans Avenue will have the same spacing as approved and comparable plot sizes to the other 3 houses, which were previously considered acceptable. The proposals will respect and make a positive contribution to the character and appearance of the surrounding area.
- 6.4 The suitability of the additional dwelling on the site is further emphasised by the fact that all six proposed dwellings will be extremely high quality family sized housings, which greatly exceed the space standards. These will be situated on generous plots with good sized amenity spaces and large driveways. This indicates that the Site is capable of accommodating additional development whilst ensuring good living conditions for the proposed accommodation and for neighbouring properties.
- 6.5 The proposals have been fully assessed in regards to national, regional and local planning policies. For the reasons set out in the statement, the proposals are considered to be compliant with these policies and it is therefore respectfully requested that this application is approved without delay.



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