

The Planning Inspectorate

QUESTIONNAIRE (s78) HOUSEHOLDER APPEAL (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter.

Appeal Reference	APP/C1950/D/21/3267107
Appeal By	MR G AVANZI
Site Address	Manor Cottage Vineyards Road Northaw POTTERS BAR EN6 4PQ Grid Ref Easting: 528807 Grid Ref Northing: 203273

PART 1

1. Do you agree that the Householder Appeals Service (HAS) written representation procedure is appropriate for this appeal? Please note there must be exceptional reasons for us to agree to a procedure other than HAS.	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
2.a. Are there any appeals or matters relating to the same site still being considered by us or the Secretary of State?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
2.b. Are there any appeals or matters adjacent or close to the site still being considered by us or the Secretary of State?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
3. Can the Inspector see the relevant parts of the appeal site from public land?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
4. Will the reasons for refusal/grounds of appeal require the Inspector to enter:				
4.a. the appeal site or property to judge the appeal proposal?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4.b. a neighbour's land or property to judge the appeal proposal?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
5. Are you aware of any specific health and safety issues, from your Officer's visits to the site or otherwise, which would need to be taken into account when the inspector visits the site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6.a. Is the site within a Conservation area?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6.b. Is the site adjacent to a Conservation Area?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6.c. Is the site within a green belt?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
6.d. Is the site in an Area of Outstanding Natural Beauty?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
7.a. Does the proposed development involve the demolition, alteration or extension of a listed building?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
7.b. Would the proposed development affect the setting of a listed building?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
8. Did you give publicity, as required, for the site being within a Conservation Area or affecting a listed building?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
9. Is any part of the site subject to a Tree Preservation Order?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

PART 2**Environmental Impact Assessment - Schedule 2**

10.a.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes No

Screening

10.c.i. Have you issued a Screening Opinion (SO)? Yes No

Environmental Statement (ES)

10.d. Has the appellant supplied an environmental statement? Yes No

Publicity

10.e. If applicable, please send a copy of the site notice and local advertisement published under Article 15 of the DMPO 2015, as required for EIA development with your case file. Applies N/A

11.a. the development hereby permitted shall begin not later than three years from the date of this decision. Yes No

11.b. the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building. Yes No

11.c. the development hereby permitted shall be carried out in accordance with the approved plans. Yes No

11.d. any other conditions you regard as necessary? Yes No

Details of the condition(s) and reasons you regard the condition(s) as necessary are:

the box below

1. No development above ground level in any phase of the development shall take place until samples of the materials to be used in the construction of the gates, walls, piers and hardstanding hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To maintain the area's character and protect the Green Belt in accordance with Policies GBSP1, D1 and D2 of the Welwyn Hatfield District Plan 2005, The Council's SDG and the National Planning Policy Framework.

2. No development above ground level in any phase of the development shall take place until a detailed scheme for a vehicular (and/or pedestrian/cyclists) crossing over the ditch/watercourse has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme and retained permanently thereafter for that specific use.

Reason: To ensure construction of a satisfactory access and in the interests of highway 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.

3. Prior to the first use of the development hereby permitted the vehicular access shall be provided in

accordance with the approved plans and retained permanently thereafter for that specific use. Arrangement shall 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 highway 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.

4. Prior to the first use of the development hereby permitted a visibility splay measuring 43 x 43 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

REASON: In the interest of highway 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.

5. The gates hereby permitted shall be hung to open inwards and retained at a minimum distance of 6 metres from the edge of the highway.

REASON: In the interest of highway 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.

6. The gradient of the vehicular access hereby approved shall not exceed 1:10 for the first 5 metres into the site as measured from the nearest channel edge of the adjacent carriageway.

REASON: In the interest of highway 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.

PART 3

- | | |
|---|-------------------------------------|
| 12.a.i. All the plans submitted with the application; | <input checked="" type="checkbox"/> |
| ✓ see 'Questionnaire Documents' section | |
| 12.a.ii. A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided; | <input type="checkbox"/> |
| 12.b.i. A copy of the letter/site notice with which you notified interested parties about the householder planning application and a list of the addresses to which it was sent if applicable; | <input checked="" type="checkbox"/> |
| ✓ see 'Questionnaire Documents' section | |
| ✓ see 'Questionnaire Documents' section | |
| 12.b.ii. All representations received from interested parties about the application, including comments from internal and external consultees; | <input checked="" type="checkbox"/> |
| ✓ see 'Questionnaire Documents' section | |
| 12.c. A copy of the letter with which you notified people about the appeal and a list of the addresses to which it was sent; | <input checked="" type="checkbox"/> |
| ✓ see 'Questionnaire Documents' section | |
| ✓ see 'Questionnaire Documents' section | |
| 12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes; | <input checked="" type="checkbox"/> |
| ✓ see 'Questionnaire Documents' section | |
| 12.e. Design and Access Statement (if submitted); | <input checked="" type="checkbox"/> |

see 'Questionnaire Documents' section

12.f. Extracts from any statutory development plan policy (inc front page, title and date of approval/adoption and status);

12.g. Extracts from relevant policies which have been saved by way of a direction;

see 'Questionnaire Documents' section

12.h. Extracts from any supplementary planning guidance that you consider necessary (and/or any supplementary planning guidance published under previous provisions still in place) together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached;

see 'Questionnaire Documents' section

12.i. Relevant planning history only (e.g. previous relevant permissions if appropriate), including a list of relevant documents taken into account when considering the application.

12.j. If any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;

12.k. If any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;

12.l. Your Authority's CIL charging schedule is being/has been examined;

12.m. Your Authority's CIL charging schedule has been adopted.

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.

LPA's reference

Completed by

On behalf of

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Phone no (including dialling code)

Email

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/C1950/D/21/3267107

Appeal By MR G AVANZI

Site Address
Manor Cottage Vineyards Road
Northaw
POTTERS BAR
EN6 4PQ
Grid Ref Easting: 528807
Grid Ref Northing: 203273

The documents listed below were uploaded with this form:

Relates to Section: PART 3

Document Description: 12.a.i. All the plans submitted with the application

File name: TDC065-PL-LOC Site Location Plan.pdf

File name: TDC065-PL-900 Existing Site Plan and Elevations.pdf

File name: TDC065-PL-901(A) Proposed Site Plan and Elevations.pdf

Relates to Section: PART 3

Document Description: 12.b.i. A copy of the letter with which you notified interested parties about the householder planning application.

File name: Neighbour consultation letter_620201980HOUSE.pdf

Relates to Section: PART 3

Document Description: 12.b.i. A list of the addresses of the people who were notified of the householder planning application.

File name: Appeal Consultees and Neighbours.pdf

Relates to Section: PART 3

Document Description: 12.b.ii. All representations received from interested parties about the application.

File name: Comments combined.pdf

Relates to Section: PART 3

Document Description: 12.c. A copy of the letter with which you notified people about the appeal.

File name: Neighbour Appeal Letter_620201980HOUSE.pdf

Relates to Section: PART 3

Document Description: 12.c. A list of the addresses of the people who were notified of the appeal.

File name: Appeal Consultees and Neighbours.pdf

Relates to Section: PART 3

Document Description: 12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes.

File name: Delegated Report_620201980HOUSE(2).pdf

Relates to Section: PART 3

Document Description: 12.e. Design and Access Statement (if submitted).

File name: Design Statement - Manor Cottage - Driveway (2020 08 07).pdf

Relates to Section: PART 3

Document Description: 12.g.Extracts from relevant policies which have been saved by way of a

	direction.
File name:	D5.pdf
File name:	Front Cover - Draft Local Plan August 2016.pdf
File name:	RA10 - Landscape Regions and Character Areas.pdf
File name:	SADM 2.pdf
File name:	D8 - Landscaping.pdf
File name:	SADM 34.pdf
File name:	SADM 11.pdf
File name:	SP3.pdf
File name:	SADM 16.pdf
File name:	M14 - parking standards for new development.pdf
File name:	SADM 12.pdf
File name:	SP25.pdf
File name:	D1 (Quality of Design) & D2 (Character & Content).pdf
File name:	SP9.pdf
File name:	GBSP1, GBSP2, GBSP3.pdf
File name:	Front Cover - Welwyn Hatfield District Plan 2005.pdf
Relates to Section:	PART 3
Document Description:	12.h. Extracts from any supplementary planning guidance that you consider necessary (and/or any supplementary planning guidance published under previous provisions still in place) together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached.
File name:	SupplementaryDesignGuidance[1].pdf
File name:	Interim Policy for Car Parking Standards and Garage Sizes.pdf
File name:	NPPF Feb 2019.pdf
File name:	Supplementary Parking Guidance.pdf
Completed by	<input type="text" value="Not Set"/>
Date	<input type="text" value="19/02/2021 13:47:05"/>
LPA	<input type="text" value="Welwyn Hatfield Council"/>