

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No: N6/2015/0324/FP

SITE ADDRESS: 24 Amethyst Walk Welwyn Garden City AL8 6UX

DESCRIPTION OF DEVELOPMENT: Installation of window in bathroom wall

RECOMMENDATION:

1. SITE AND APPLICATION DESCRIPTION:

2. SITE DESIGNATION:

The site lies within Welwyn Fringes Landscape Character Area and the settlement of Welwyn Garden City as designated in the Welwyn Hatfield District Plan 2005.

3. RELEVANT PLANNING HISTORY:

N6/2005/1517/FP - Demolition of existing buildings and erection of 21 affordable residential units with associated vehicle access, parking, storage and landscaping. Formation of new pedestrian footpath and construction of public car park A(G)
16/03/2006

4. CONSULTATIONS:

No consultations were required in the determination of this application.

5. NEIGHBOUR REPRESENTATIONS:

No representations have been received from the public.

6. TOWN/PARISH COUNCIL REPRESENTATIONS

No representations have been received from the Town/Parish Council.

7. MAIN PLANNING ISSUES AND RELEVANT PLANNING POLICIES:

The main planning issues with this application are:

- a) Is appropriate development within the Green Belt or very special circumstances exist which outweigh the harm (Local Plan Policies XX, NPPF paragraphs XX)
- b)
- c)

8. ANALYSIS:

- a)
- b)
- c)

9. CONCLUSION:

10. CONDITIONS:

1. C.2.1 - Time limit for commencement of development
2. C.13.1 - Development in accordance with approved plans and details xx received and dated xx
3. C.5.2 – Matching materials or C.5.1 – Samples of materials

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 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 inspected at these offices).

INFORMATIVES:

None

SUMMARY OF REASONS FOR REFUSAL:

The decision has been made taking into account material planning considerations and where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework (see Officer's report which can be inspected at these offices).

REFUSED DRAWING NUMBERS:

Site Location Plan XX received and dated XX

INFORMATIVES:

None

Signature of author..... Date.....