

**WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL**  
**DELEGATED REPORT**

<b>APPLICATION No:</b>	<b>N6/2009/1700/FP</b>
<b>APPLICATION Site:</b>	<b>67 Eddington Crescent, Welwyn Garden City</b>

**NOTATION:**

The site lies within Welwyn Garden City as designated by the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

The application property is a two storey semi-detached house located on a modern residential development. The curtilage of the property measures 7 metres in width and approximately 17.5 metres in length resulting in a relatively modest plot size of approximately 122 metres square. The property is orientated sideways-on to the highway and fronts a shared access that leads to three garages.

**DESCRIPTION OF PROPOSAL:**

This application is for the retention of a wooden boundary fence around the garden which lies to the side of the property. The fence measures approximately 1.9 metres in height. It is noted that the permitted development rights of this property have been removed by an earlier application.

**PLANNING HISTORY:**

C6/482/1988/OP – Site for residential development on site of squash club and former secondary school.

Granted: 28<sup>th</sup> July 1988

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

Welwyn Hatfield District Plan 2005:

GBSP2 – Towns and Specified Settlements

SD1 – Sustainable Development

D1 – Quality of Design

D2 – Character and Context

**CONSULTATIONS:**

None

**TOWN/PARISH COUNCIL COMMENTS:**

None

**REPRESENTATIONS:**

The application was advertised by way of neighbour notification letters, no representations have been received.

**DISCUSSION:**

**The main issues are:**

**1. The impact on the character and appearance of the surrounding area**  
**2. Any other planning considerations**

1. The wooden fence that has been erected is an extension to the enclosure of the garden of the application site. The previous fence only enclosed the lawn of the property and did not include the detached garage at the foot of the garden and the paved access to it. The new fence fully encloses this access way and the garage and includes a set of wooden gates constructed of identical material to the fence, the site location plan confirms that the land that has been enclosed is within the ownership of the applicant.

Due to the orientation of the property in relation to the main highway it is considered that this alteration has a minimal effect of the character and appearance of the area with virtually no discernable visual impact at all. The new fence abuts an access way leading to garages that does not have any passing vehicular or foot traffic. The materials used for the fence match those of the original garden enclosure and whilst there is a slight difference in colour due to the contrasting ages of the respective fences it is considered that this will become less apparent over time. It is therefore considered that this proposal would accord with policies D1 and D2 of the Welwyn Hatfield District Plan, 2005.

2. None

**CONCLUSION:**

It is considered that the proposal would have a minimal impact on the appearance and character of the surrounding area and would therefore accord with Policies D1 and D2 of the Welwyn Hatfield District Plan, 2005.

**RECOMMENDATION: APPROVED**

**SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:**

The proposal has been considered against policies SD1, GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan.

**INFORMATIVES: None**

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