



OAKLEIGH SECRETARIAL

DEMOLITION OF EXISTING GARDEN SHED AND THE ERECTION OF A PROPOSED NEW GARDEN STUDIO

SITE AT:

**2 DENSLEY CLOSE, WELWYN GARDEN CITY,
HERTFORDSHIRE AL8 7JX**

SUPPORTING PLANNING STATEMENT

Prepared by Mrs G Cannon, Oakleigh Secretarial

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1. INTRODUCTION AND BACKGROUND TO APPLICATION

1.1 This application is made on behalf of Mrs Jean Cannon (“the Applicant”) for the demolition of the existing garden shed and the erection of a proposed new garden studio (“the Current Application”) at 2 Densley Close, Welwyn Garden City, Hertfordshire AL8 7JX (“the Application Site”).

2. CONTEXT OF PROPOSED DEVELOPMENT

2.1 The Application Site is located within the residential close of Densley Close, situated off Sheradspark Road, which comprises detached properties.

2.2 Many of the properties in Densley Close have been altered, extended and improved over the years.

2.3 The Application Site is located within a Conservation Area.

3. RELEVANT PLANNING HISTORY

3.1 The only relevant planning history for the Application Site is Application 6/2021/3107/HOUSE for the demolition of the existing carport and the erection of a replacement carport. The application was granted planning permission on 25th February 2022.

4. THE CURRENT APPLICATION

4.1 The Current Application is submitted to improve the garden facilities at the Application Site by the demolition of the existing dilapidated timber shed and the erection of a replacement proposed new, modern garden studio, to be utilised as a summerhouse for the enjoyment of the Applicant.

4.2 The documents submitted as part of the Current Application comprise:-

- Householder Application Form;
- Supporting Planning Statement by Oakleigh Secretarial;
- CIL Form;
- OS Site Location Plan;

- Application drawings 01 and 02;
- Information on the proposed new garden studio entitled “Your Specification”.

4.3 The proposed new garden studio will be 3.0m x 2.5m and will be 2.5m high.

4.4 The new proposed garden studio will be sited in the same position of the existing garden shed.

5. PLANNING POLICY CONTEXT AND ASSESSMENT

The National Planning Policy Framework (“the NPPF”)

5.1 In paragraph 7, the NPPF advises that the purpose of the planning system is to contribute to the achievement of sustainable development.

5.2 In paragraph 11, it advises that for decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay.

5.3 The Current Application will provide a sustainable development, which accords with the local development plan, and which will meet the needs of the Applicant.

Welwyn Hatfield District Plan 2005 (“the Local Plan”)

5.4 The current Local Plan is the Welwyn Hatfield District Plan 2005, although it is believed that there is at present a consultation process on the emerging Local Plan.

5.5 In Section 7, “Design”, it advises that design is not only concerned with how places look but with how places work and are used by people.

5.6 In paragraph 7.6, it advises that local authorities should reject poor design, but should not impose a particular taste or style on development, unless it is to promote and reinforce local distinctiveness.

5.7 Policy D2 “Character and Context” states that:-

The Council will require all new development to respect and relate to the character and context of the area in which it is proposed. Development proposals should as a minimum maintain, and where possible, should enhance or improve the character of the existing area.

5.8 The proposed new garden studio will be a sustainable development, replacing the existing dilapidated, timber garden shed, and which will respect and relate to the character and context of the area. It will provide an enhancement and improvement to the character of the existing area and will be used and enjoyed by the Applicant.

Welwyn Hatfield District Plan Supplementary Design Guidance, February 2005 (“the SDG”)

5.9 In Section 2, “DESIGN PRINCIPLES”, it advises on the quality of design.

Policy D1 states that:-

The Council will require the standard of design in all new development to be of a high quality. The design of new development should incorporate the design principles and policies in the Plan and the guidance contained in the Supplementary Design Guidance.

5.10 Policy D2 states that:-

The Council will require all new development to respect and relate to the character and context of the area in which it is proposed. Development proposals should as a minimum maintain, and where possible, should enhance or improve the character of the existing area.

5.11 The proposed new garden studio will be compliant with and incorporate the design principles and policies in the Local Plan, Policy D1 and in the SDG. The proposed new garden studio will be constructed to the highest quality design, incorporating modern standards of construction and utilising up-to-date, advanced materials.

5.12 The proposed new garden studio will be compliant with Policy D2 in that it will respect and relate to the character and context of the area in which it is proposed. It will, as a minimum, maintain the character of the area and in fact be an improvement and

enhancement to the character of the existing area, replacing a very old, dilapidated timber garden shed.

5.13 With regard to the Sustainability Checklist, the Current Application will be constructed to:-

- recycle water, and will have guttering leading to a rainwater butt;
- preserve existing trees, hedges and other natural features;
- utilise planting to screen and soften the proposed new garden studio.

5.14 In all the circumstances, the Current Application will accord with all the relevant policies and design principles contained in the SPG.

6. CONCLUSION

6.1 The Current Application is for the demolition of the existing timber, dilapidated garden shed and the erection of a proposed new garden studio.

6.2 The Current Application is for a small-scale proposal for the erection of a proposed new garden studio.

6.3 The Current Application will not have any detrimental impact on the application property, the context of the existing area or the streetscene.

6.4 The proposed new garden studio will hardly be seen from any of the neighbouring properties and will not cause any potential overlooking or privacy issues.

6.5 In all the circumstances, the Current Application will be a sustainable development, constructed to a high standard and one that is actively encouraged by National, Regional and Local Plan policy and therefore should be approved, subject to any relevant conditions.