

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	N6/2010/0330/FP
APPLICATION Site:	19 Scholars Mews, Welwyn Garden City

NOTATION:

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

DESCRIPTION OF SITE:

19 Scholars Mews is a two-storey detached dwelling located at the end of the cul-de-sac in the Sherrardspark area of the town. The area is characterised by the surrounding woodland and a disused railway line, now a public footpath, runs the length of the rear boundary. The property sits at the front of a plot that measures approximately 540m² and has an expanse of garden to the rear that extends along the side of the dwelling and continues beyond the front of the house.

DESCRIPTION OF PROPOSAL:

This application proposes to erect a children's playhouse in the southern corner of the rear garden. The timber structure would have a pitched roof at a height of just over two metres and would measure approximately 2.1 metres wide with a depth of approximately 1.5 metres. The permitted development rights for this property have been removed and therefore a planning application is required.

PLANNING HISTORY:

None relevant

SUMMARY OF DEVELOPMENT PLAN POLICIES:

PPS 5 – Planning for the Historic Environment

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, one representation has been received objecting to the proposed playhouse due to its prominent location.

DISCUSSION:

The main issues are:

1. The impact on the character and appearance of the conservation area
2. Potential impact on residential amenity
3. Any other planning considerations

1. PPS 5: Planning for the Historic Environment, states that Planning has a central role to play in conserving our heritage assets and utilising the historic environment in creating sustainable places. It also makes clear that not all elements of a Conservation Area will necessarily contribute to its significance and therefore it is important to consider each application on its own individual terms.

The proposed playhouse would be located at the rear of the property and would be entirely hidden from the streetscene. The minor nature of this development combined with its secluded location would have no impact on the character and appearance of the conservation area.

2. The impact of the proposal on neighbouring properties should be measured in terms of access to daylight, overshadowing and any potential for loss of privacy. It is considered that the proposed playhouse would have no impact on the residential amenity of any of the neighbouring properties in any of these respects.

A representation was received objecting to the location of the proposal and its potential to impact upon the outlook currently enjoyed from an adjoining property. It is considered that a distance of more than 25 metres between the neighbouring property and the proposed playhouse is sufficient to ensure that this minor development would not have any impact on the adjoining property.

3. None

CONCLUSION:

It is considered that the proposal would have no impact on the character and appearance of the conservation area and would therefore accord with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan, 2005.

RECOMMENDATION: APPROVED WITH CONDITIONS

1. C.2.1 – Three Year Time Limit

REASON

In order to comply with Section 91 of the Town and Country Planning Act (As amended)

2. C.13.1 – The development/works shall not be started and completed other than in accordance with the approved plans and details:

1:1250 Site Plan & 1:200 Block Plan & 1:50 Elevations, Floor and Roof Plan received and dated 01/03/2010 unless otherwise agreed in writing by the Local Planning Authority:

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against PPS 5: Planning for the Historic Environment and 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.....