

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2010/0416/FP
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NOTATION:

The site lies within the settlement of Hatfield as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The site comprises the former Hazel Grove Primary School. Construction is currently under way with the Higher Needs Support Unit almost constructed with brickwork. Other areas of site undergoing foundations and similar. Sub-station constructed.

Hedge adjacent to boundary with Lane End. Site approximately 1 metre higher than Lane End.

DESCRIPTION OF PROPOSAL:

The proposal seeks full planning permission for a modification to one of the units approved under application S6/2007/0925/MA. The unit is to block E and comprises the end terraced unit to the south-west to make it DDA (disabled) compliant.

PLANNING HISTORY:

S6/2007/0925/MA Residential development of 40 units; comprising of flats, dwelling houses and higher needs support unit, including access and landscaping, following demolition of existing buildings
Approved - 30-Jan-2009

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Planning Guidance
Planning Policy Statement 3: Housing
Planning Policy 14: Development on Unstable Land
Planning Policy Statement 25: Development and Flood Risk

East of England Plan 2008
SS1: Achieving Sustainable Development
S2: Overall Spatial Strategy
H2: Affordable Housing
T4 Urban Transport
T8: Local Roads
T9: Walking, Cycling and other Non-Motorised Transport
T13 Public Transport Accessibility
T14 Parking
ENV1: Green Infrastructure
ENV7: Quality in the Built Environment
ENG1: Carbon Dioxide Emissions and Energy Performance
WAT 4: Flood Risk Management
WM6: Waste Management in Development

Hertfordshire Structure Plan Review 1991 – 2011
None

Hertfordshire County Council Waste Local Plan 1999
Policy 3 – Waste minimisation and New Developments
Policy 7 – Re-use of Waste Arising from New Developments
Policy 8 – Use of Recycled Materials in New Developments
Policy 11 – Major Developments and Waste Recycling

Welwyn Hatfield District Plan 2005
SD1 Sustainable Development
GBSP2 - Towns and specified settlements
R3 - Energy Efficiency
R5 - Waste Management
M4 – Developer Contributions
M14 - Parking standards for new developments
D1 - Quality of design
D2 - Character and context
D3 – Continuity and Enclosure
D5 - Design for movement
D6 – Legibility
D7 - Safety by Design
D8 - Landscaping
D9 - Access and Design for people with disabilities
H2 – Location of Windfall Residential Development
H6 – Densities
H7 – Affordable Housing
H8 – Dwelling Types and Tenure
H9 – Special Needs Housing
H10 – Accessible Housing
R1 – Maximising the Use of Previously Developed Land
R7 – Protection of Ground and Surface Water
R17 – Trees, Woodland and Hedgerows
R20 – Light Pollution
CLT7 – Community Use of Educational Facilities
CLT9 – Use of Redundant Education Facilities
CLT13 – Loss of Community Facilities
OS1 – Urban Open Land
RA11 – Watling Chase Community Forest
IM2 – Planning Obligations

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, January 2004

CONSULTATIONS

Welwyn Hatfield Access Group – no objections, raise a query

TOWN/PARISH COUNCIL COMMENTS

No comment received (28th April 2010)

REPRESENTATIONS

This application have been advertised by site notice and neighbour notification letters. No representations have been received.

DISCUSSION:

The main issues are:

1. **Background**
2. **Design of development**
3. **Impact of development on development currently under construction and adjoining neighbours**
4. **Other Material Planning Considerations**

1. Background

The proposal is a modification to one of the units to make it disabled compliant. The changes compared to the original dwelling that was approved, result in a dwelling approximately 300mm wider, as well as the provision of a canopy to the parking bay and disabled bay almost directly outside of the dwellinghouse.

All matters were considered as part of the original application (S6/2007/0925/MA) and are therefore not proposed for discussion here – referral may be made to the original report. Since approval was granted, all conditions have been discharged including chalk mining, which demonstrates that the site is not at risk of chalk mining. Modification has been made to the legal agreement, following changes to block B, which amends the tenure of a number of the units to affordable from private dwellinghouses.

2. The design and access statement details that the dwelling would not be amended from a 2-bed unit as originally approved. Materials used would be the same as previously approved. The external alterations will result in a building that is slightly deeper and thus a marginally higher ridged roof than previously approved. The roof has been designed such that it relates to the previously proposed 3-terraced dwellings (plots 16-18) and although there would be 'variety' in the heights, this would not be detrimental in design.

To the flank elevation, additional windows are proposed at ground and first floor, these would be obscured and are again considered to reflect the design of the adjoining scheme.

The canopy is perhaps the more radical element of the proposal. No other similar type structures have been proposed across the scheme. The agent advises that a new canopy to provide a carport is proposed. This would extend from the front door area of the house out to and over car parking space 23, which would be provided to be DDA compliant. The materials for the car port would be timber structure, with polycarbonate sheet roofing and galvanised metal fixings.

Although the car port would not reflect existing characteristics of the development, it has been designed to some degree to be reflective of the small canopies above other front doors. Additionally, due to the siting of this plot compared to the adjacent ones (it is set back by approximately 4.5 metres), the projection compared to the other plots within this terrace would be in the regional of 2.5 metres. As such, this would not lead to any form of precedent being set for other dwellings to consider applying similar structures outside of their dwellings in the future.

On balance, it is therefore considered that the proposal complies with policy D1 of the local plan.

3. The change in the roof would not have any impact on either proposed adjoining residents or existing residents within Lane End due to the distances to the nearest dwellings. The canopy would project compared to the nearest adjoining dwelling in front of the dwelling, however the closest part of the adjoining dwelling is the front door, with the window set beyond this at 2.5 metres from the canopy. The window is also set behind a small projection which forms the front entrance. It is therefore considered that there would be no detrimental impact to future occupiers.

The distance to the nearest elevation of the HNSU is approximately 13 metres, and therefore, no impact in this regard.

Although the canopy would extend from the front door over the car parking space, access would still be available below this for anyone using the footpath.

Overall, it is therefore considered acceptable.

3. A sustainability checklist has been submitted in compliance with local plan policies. Matters of sustainability were considered as part of the original application, and the measures proposed comply with those originally submitted and agreed by condition. It is therefore considered that the proposal complies with energy and sustainable development policies.

CONCLUSION:

The proposed amendment to the proposal is considered to comply with national, regional and local plan policies. The design of the amended plot is acceptable and would provide access for a disabled person, also complying with lifetimes home policy. It is therefore recommended that planning permission is granted.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C.2.1 – time limit

2.C.13.1: Development in accordance with approved plans/details:

The development/works shall not be started and completed other than in accordance with the approved plans and details: PL/10 Rev PL2 & PL106 P1 & PL-115 Rev P4 & PL-120 Rev P4 received and dated 16 March 2010, in so far as the permission relates to plot 15 only, the canopy and alterations to provide a disabled parking space as shown on drawing number PL106 P1, unless otherwise agreed in writing by the Local Planning Authority. All other details as approved under planning permission S6/2007/0925/MA may still be implemented.

3. The development hereby permitted shall be implemented in accordance with details and conditions as approved under planning application number S6/2007/0925/MA and subsequent amendments and details approved within application numbers S6/2009/2095/DS, S6/2009/2108/DS, S6/2009/2144/DS, S6/2009/2428/DS and S6/2010/0415/NM.

REASON: In the interests of the design of the development and its impact upon the character of the area, amenity of existing and future occupiers, to ensure that the development complies with sustainable development principles in accordance with

PPS1, PPS3, PPG14 and PPS15, and policies within the Welwyn Hatfield District Plan 2005 SD1, R3, R17, R1, R7, GBSP2, M4, M14, H10, D8, D1, D2, D9, RA11 and IM2.

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

Reason for Grant of FP/LB/CA/DT/ (Approvals only):

The proposal has been considered against Planning Policy Statement/Guidance Planning Policy Statement 3: Housing, Planning Policy 14: Development on Unstable Land and Planning Policy Statement 25: Development and Flood Risk, East of England Plan 2008 policies SS1: Achieving Sustainable Development, S2: Overall Spatial Strategy, H2: Affordable Housing, T4 Urban Transport, T8: Local Roads, T9: Walking, Cycling and other Non-Motorised Transport, T13 Public Transport Accessibility, T14 Parking, ENV1: Green Infrastructure, ENV7: Quality in the Built Environment, ENG1: Carbon Dioxide Emissions and Energy Performance, WAT 4: Flood Risk Management and WM6: Waste Management in Development, Hertfordshire County Council Waste Local Plan 1999 policies Policy 3 – Waste minimisation and New Developments, Policy 7 – Re-use of Waste Arising from New Developments, Policy 8 – Use of Recycled Materials in New Developments and Policy 11 – Major Developments and Waste Recycling and development plan policies SD1 Sustainable Development, GBSP2 - Towns and specified settlements, R3 - Energy Efficiency, R5 - Waste Management, M4 – Developer Contributions, M14 - Parking standards for new developments, D1 - Quality of design, D2 - Character and context, D3 – Continuity and Enclosure, D5 - Design for movement, D6 – Legibility, D7 - Safety by Design, D8 – Landscaping, D9 - Access and Design for people with disabilities, H2 – Location of Windfall Residential Development, H6 – Densities, H7 – Affordable Housing, H8 – Dwelling Types and Tenure, H9 – Special Needs Housing, H10 – Accessible Housing, R1 – Maximising the Use of Previously Developed Land, R7 – Protection of Ground and Surface Water, R17 – Trees, Woodland and Hedgerows, R20 – Light Pollution, CLT7 – Community Use of Educational Facilities, CLT9 – Use of Redundant Education Facilities, CLT13 – Loss of Community Facilities, OS1 – Urban Open Land, RA11 – Watling Chase Community Forest and IM2 – Planning Obligations 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 (see Officer’s report which can be inspected at these offices).

INFORMATIVES:

1.. For the benefit of clarification, this planning permission does not revoke the permission granted under planning permission S6/2007/0925/MA.

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