

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	W6/2008/417/EM
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DESCRIPTION OF SITE: 22 Brockwood Lane is a two storey, terraced residential dwelling located to the north – east of the town centre and on the northern side of the highway. The frontage of the site currently has an area of hard surfacing that is suitable for a car parking space.

DESCRIPTION OF PROPOSAL: It is proposed to erect an additional area of hard surfacing suitable for car parking at the frontage of the application site. The proposed area of additional hard surfacing would be positioned on the eastern side of the front garden of the property and would measure 2.7 metres wide and 5.4 metres deep.

PLANNING HISTORY: None

CONSULTATIONS: None

TOWN/PARISH COUNCIL COMMENTS: None

REPRESENTATIONS

The application was advertised by means of neighbour notification.

Welwyn Garden City Society – “The Welwyn Garden City Society objects to this application. The proposal if applied will mean that the total frontage of hard standing will be greater than 50% in our view, which will be in breach of the Council's own policy. In addition, no mention is made of widening the crossover to the road. If this is not done then the current verge will be damaged, as is currently happening due to a vehicle being driven over it. The application should be refused”.

DISCUSSION: The main issues are:

- 1. Maintaining the character and appearance of the property and surrounding area**
- 2. Other Material Considerations**

1. Brockwood Lane is characterised by the presence of modestly proportioned, terraced and semi – detached residential dwelling. Properties have maintained a balance between areas of hard surfacing and landscaping at the frontage of residential sites.

The table below annotates the proposed increase in area of hard surfacing on the frontage of the application site as a result of the proposed hard surfacing:

	Calculation (meters)	Total (meters ²)	% of Total Frontage Hard Surfaced
Total Frontage	9 X 7.8	70.2	
Current Area of Hard Surfacing	[2.7 X 4.8] + [3.9 X 0.6] + [3 X 1.7] = 20.4	20.4	29.1
Proposed Area of Hard Surfacing	2.7 X 5.4	14.6	20.8
Proposed Completed Frontage			49.9

The proposed area of additional hard surfacing would result in 49.9% of the total frontage of the application site being hard surfaced and this, along side the positioning of the proposed hard surfacing is considered to maintain a balance between hard surfacing and landscaping, which is characteristic of property frontages in the surrounding street scene. The proposed additional area of hard surfacing is therefore considered to sufficiently maintain the character and appearance of the property and surrounding area.

2. None

CONCLUSION:

The proposed area of hard surfacing would sufficiently maintain the character and appearance of the property and surrounding area.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. EM01.a
2. C.13.1 – Approved Plans: Site Plan received and dated 07 March 2008 & Proposed Plan received and dated 29 April 2008
3. EM03.a

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

It is considered that the proposed development does not have an unacceptably harmful impact on the residential amenity or the character of the area in which it is located. It is therefore in compliance with the Estate Management Scheme

INFORMATIVES: The proposed verge would require consent from the Hertfordshire Highways Authority. Please contact the Highways Authority on 01438737320.

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