

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	N6/2010/1275/FP
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NOTATION:

The site lies within Welwyn Garden City Conservation Area as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE:

The application site is located off Bridge Road and comprises of a three storey apartment building designed with a low pitched roof.

The application site is located on the north side of Bridge Road between the Campus and Handside Lane. The site contains 6 blocks of flats with parking areas and open space within the site. The blocks are between 2 and 4 storey in height. The development is set back from the road with a row of mature trees providing a substantial screen across the site..

The application site and block is the first building seems from the public highway and is visible within the street scene.

DESCRIPTION OF PROPOSAL:

The application seeks planning permission for the replacement of windows on stairwell and panels, formation of three ramps on footpath and dropped curb on Block one of Woodside House.

The application seeks permission to change the existing windows on the stairwells and to alter the existing white PVC solid panels below the stairwell windows with new timber ship lapped cladding. In addition, the existing white PVC solid panels to the windows within the flats altered to double glazed panels with the existing block work painted black.

It is also proposed to replace the existing concrete footpaths and place ramps to the front of the buildings. Hardwood timber doors would replace the existing metal doors. The existing chimneys on the building would be removed however this would not require planning permission.

PLANNING HISTORY:

N6/2004/1055/FP: New external lighting scheme. Approved.

N6/1996/0999/FP: Erection of covered shelter for the housing and charging of electrical wheelchairs. Approved.

N6/1995/0940/FP: Erection of covered shelter for the housing of electric wheelchairs

N6/1995/0738/FP The provision of new motor lift rooms, canopy and associated external alterations. Approved.

N6/1992/0154/FP: Erection of a block of four flats for elderly persons, associated parking and access. Approved.

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy

PPS1: Delivering sustainable development

PPS3: Housing

PPS5: Planning for the Historic Environment

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:

SD1: Sustainable Development

GBSP2: Towns and specified settlements

R3: Energy Efficiency

M14: Parking standards for new developments

D1: Quality of design

D2: Character and context

D9: Access and Design for people with disabilities

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

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

CONSULTATIONS

HCC Transportation Planning and Policy Department – No impact upon highway safety or capacity.

Welwyn Hatfield Access Group – new door should comply with best practices standards and people will benefit with a system of wayfinding.

TOWN/PARISH COUNCIL COMMENTS

None

REPRESENTATIONS

This application has been advertised and 0 representations have been received. Period expired.

DISCUSSION:

The main issues are:

- 1. Whether the proposal would preserve or enhance the character and appearance of the surrounding area and maintain the amenity and values of the Garden City;**
- 2. Whether the proposal would impact on the residential amenity of the neighbouring properties;**
- 3. Whether an adequate level of parking provision would be provided;**
- 4. Other Material Planning Considerations**

1. Policies GBSP2, D1 and D2 of the adopted Welwyn Hatfield District Plan apply which seek to provide a good standard of design in all new development and require that all new development respects and relates to the character and context of the

area in which it is to be sited. These policies are expanded upon in the Council's Supplementary Design Guidance.

The site is also located in a Conservation Area, therefore due consideration must be given to ensure that new development makes a positive contribution to the character and local distinctiveness of the environment. The consideration of design should include scale, height, massing, alignment, materials and use in accordance with the policies of PPS5 – Planning for the Historic Environment.

The proposed replacement windows would have four vertical panes which would include the same vertical pane in the large windows found in the building. They would be within the recessed element of the building and would be white uPVC. There is no objection to this as it is considered that it would not adversely harm the character and appearance of the building or the locality.

The replacement of the cladding below the windows in the stairwell with timber cladding would be stained in a colour to be agreed. Timber cladding is a characteristic feature within Bridge Road and it is considered that this would not appear as an incongruous feature and would not detract from the character and appearance of the building. Furthermore, the existing solid panels which would be replaced with a glazed panel with the block work painted black behind would not detract unduly from the appearance of the building.

The alteration to the materials of the external doors from steel to hardwood would again improve the overall appearance of the building.

Alterations would be made to the existing ramped accesses into the building and the paths to the entrance would be paved with block paving. The existing concrete pavement would be replaced with Marshalls paving slabs. It is considered that these proposed alterations would help improve access for people with a disability and improve the overall character and appearance of the building and site.

Overall the alterations proposed to the building are considered would not adversely impact on the character and appearance of this part of the Conservation Area in accordance with policies PPS1, PP5 and Policies GBSP2, D1 and D2 of the District Plan.

2. With regard to neighbour amenity, the proposed development would not result in any undue detrimental impact to the neighbouring occupiers.
3. There would be no alteration to the parking layout or to access into the site. As such, there is no objection with regard to provision of parking on the site and highway safety.
4. The application has included a sustainability checklist which notes that the proposal would be insulated to meet current building regulation standards. It is considered that these provisions would be a reasonable effort to meet the requirements of Policy R3 of the Welwyn Hatfield District Plan 2005.

Recessed lighting within the recessed element is proposed in the form of spotlights. Which would be located to the front of the entrance doors into the building. Due to the recessed entrance these lights would not be unduly visible.

Planting is proposed to the front of the building which is considered to improve and enhance the overall appearance of this building within this setting.

CONCLUSION:

The proposal would sufficiently maintain the character and appearance of the property and surrounding area, the residential amenity of neighbouring dwellings and would retain a sufficient parking allocation.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

- 1. C.2.1: Time commencement condition
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 Location plan received and dated 9 August 2010 & Drawing Nos. 200 Rev e & 201 Rev D & 210 Rev A received and dated 22 June 2010.
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.

Pre-development

- 3. No development shall take place until samples of the timber cladding to be used in the construction of the external surfaces below the windows hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of the Local Planning Authority.
REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The proposal has been considered against PPS1, PPS5, East of England Plan 2008 and development plan policies SD1, GBSP2, M14, D1, D2, D8 and D9 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:

None

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