

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	N6/2010/2044/FP
APPLICATION Site:	45 Howardsgate

NOTATION:

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

DESCRIPTION OF SITE:

45 Howardsgate is sited in Welwyn Garden City Town Centre and is on the northern side of the highway. Howardsgate consists of a variety of shops. Each of the units has its own shop front, with both fascia and projecting signs.

45 Howardsgate is sited towards the eastern end of Howardsgate. The shop frontage spans approx. 6.6 metres of the parade. A fascia board runs the full width of the frontage and the shop frontage is predominately glazed with a metal frame and shutters.

DESCRIPTION OF PROPOSAL:

The application proposes the installation of replace the existing shop front and to install a new kitchen extractor.

The new shop would be predominately glazed with an aluminium frame. A shutter box would be sited internally and would feed a roller shutter externally over outside of the new shop front.

The extractor fan would be sited at the back of the unit. It would be sited 2.6 metres above ground level and would measure 0.6 by 0.6 metres.

PLANNING HISTORY:

None

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy:

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 5: Planning for the Historic Environment

East of England Plan 2008:

SS1: Achieving Sustainable Development

ENV6: The Historic Environment

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:
SD1: Sustainable Development
GBSP2: Towns and specified settlements
D1: Quality of design
D2: Character and context
R3: Energy efficiency

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

CONSULTATIONS:

HCC, Transportation Planning and Policy – They do not wish to restrict the grant of permission.

Welwyn Hatfield Access Group – They copied the LPA into a letter sent to the applicant seeking clarification on the access to the building.

TOWN/PARISH COUNCIL COMMENTS:

None

REPRESENTATIONS

The application was advertised by site notice and no letters of representation were received. Period expired 22 October 2010.

DISCUSSION:

The main issues are:

1. **Impact on the character and appearance of the surrounding area**
2. **Impact on the amenity of adjoining occupiers**
3. **Sustainability**
3. **Other Material Planning Considerations**

Impact on the character and appearance of the surrounding area

1. 45 Howardsgate forms part of one of the main retail frontages in Welwyn Garden City Town Centre. Howardsgate is lined with units in Use Class A1, A3 and A5. These units have their own individual shop fronts and they all have some form of fascia sign that runs along the top of the frontage. There are also a number of projecting signs and these all project from the fascia boards.

The proposed shop front would be the same scale and siting as the existing. It would have a similar level of glazing and the shutters would be removed. The proposed shop front would continue to relate to the architectural form of this property and to the other shop fronts that are present in this section of the town centre.

The blind would form a new addition and would be used in the summer months. In recent years similar blinds have been approved on other shop fronts in Howardsgate, including numbers 31, 33 and 50. The proposed blind would be sited in a similar location and of a similar scale. Consequently it is not considered that the addition of the blind would be to the detriment of the visual amenity of the street scene.

It is considered that proposed signs, by virtue of their siting, scale and design, would sustain the character and appearance of the Welwyn Garden City Conservation Area in accordance with PPS5 and Policies GBSP2, D1 and D2.

Impact on the amenity of adjoining occupiers

2. The impact of the proposed development on the residential amenity of neighbouring dwellings is considered in terms of the impact on neighbouring properties access to day/sun/sky light, privacy, noise and disturbance. Giving consideration to the nature of the proposal, its scale and proximity to the nearest residential property, it is considered that the extension would not have an unreasonable impact on the daylight or sunlight afforded to the neighbouring residency or the level of privacy they currently enjoy. It is considered that the proposal would sufficiently maintain the amenity of adjoining occupiers in accordance with Policy D1.

Sustainable Development

3. The applicant has submitted a statement assessing the proposals against the sustainability checklist contained within the Supplementary Design Guidance. The proposals are considered to be in accordance with policies R3 of the District Plan and SD1 of the Supplementary Design Guidance.

Other Material Planning Considerations

4. None

CONCLUSION:

The proposal would sustain the character and appearance of the surrounding area in accordance with PPS5 and Policies GBSP2, D1 and D2. It would not be to the detriment of the residential amenity of adjoining neighbours in accordance with policy D1 and has sufficiently addressed the sustainability aims of the plan.

RECOMMENDATION: APPROVAL WITH CONDITIONS

- 1. C.2.1 – Three year time limit
- 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 Location Plan & 100 & 120 received and dated 17 September 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 Planning Policy Statement/Guidance PPS1, East of England Plan policies SS1, ENV6 and development plan policies GBSP2, SD1, R3, 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.....