

Planning Statement

Application for:

Construction of Eight Self Contained
Apartments.

77 Brookmans Avenue, Brookmans Park



Planning Overview

Currently this is the first application for the demolition of 77 Brookmans Avenue into eight dwellings, there has been no planning history for such a proposal, except the pre-application advice that has been attached to this application.

There have been various extensions over the years of the house however these were householder's extensions of no significance.

Planning Policies & Context

In the preparation for the whole development there has been a large amount of consideration towards the Welwyn Hatfield Policies and the National Standards etc. The policies and documents that apply and have been reviewed are listed below:

- National Planning Policy Framework
- Welwyn Hatfield District Plan- reference to GBSP1, SD1, R3, R11, M14, M6, D1, D2, D3, D8, D9, H2, H6, H10.
- Hertfordshire County Council Waste Core Strategy
- Welwyn Hatfield Supplementary Design Guidance- parking, distancing

Locally Approved Applications

There have been a number of locally approved applications that closely relate to this application and scheme, of which are detailed below:

9a Brookmans- Planning Ref: 6/2017/0157/FULL- Application for extensions and conversion into three apartments.

11 Brookmans Avenue- Planning Ref: 6/2016/1778/FULL – Application for an erection of replacement building containing 5 apartments.

Both of the above sites are next door to each other, combined there has been an approved 8 new dwellings, of which the site is the same width as number 77 Brookmans Avenue.

Swan Lodge, Great North Rd – Planning Ref: 6/2016/0168/FULL – Application for erection of a replacement building containing 8 apartments.

2 Georges Wood Rd – Planning Ref: S6/2011/0678/S73B – Application for erection of replacement building containing 9 apartments in 3 blocks.

Conclusion

The above planning and policy review highlights two main factors which have been noted within this statement. 1- being that the policies of Welwyn Hatfield have been considered throughout the design and consideration of the application process, 2- there is a good history of local developments within the last 3 years within a very close proximity of 77 Brookmans Avenue for erection of replacement dwellings for apartments.

There are also a number of replacement dwellings locally within Brookmans Park where a single house has been demolished and two or more new replacement houses have been erected however being houses means the development is quite different and is assessed on similar policy but generally speaking is a totally different development.

Considering the above examples of planning history and planning policy we would hope that this provides sufficient support for the application and that a local precedence has been made.