

**WELWYN HATFIELD BOROUGH COUNCIL  
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

**DELEGATED APPLICATION**

**Application No:** 6/2020/3258/FULL  
**Location:** Woodside House Bridge Road Welwyn Garden City AL8 6UJ  
**Proposal:** Construction of timber boarded bin store  
**Officer:** Mrs Sarah Madyausiku

**Recommendation:** Granted

6/2020/3258/FULL

<b>Context</b>	
<b>Site and Application description</b>	<p>Woodside House is located on the northern side of Bridge Road and comprises five blocks of flats for elderly persons, with associated amenity areas.</p> <p>Planning permission is sought to erect a new bin store on an existing area of hardstanding currently used as 2 car parking spaces. These 2 car parking spaces are private spaces used by visitors or staff of the complex. They are located at the north of the site adjacent to the former railway line.</p> <p>The bin storage area would be surrounded by timber fencing measuring 4800mm by 4800mm with a height of 1750mm.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<p>CA - Conservation Area: WGC1; - Distance: 0</p> <p>Town - Welwyn Garden City Town Centre - Distance: 0</p> <p>UOL - Urban Open Land (Proposal map 2) - Distance: 0</p> <p>Wards - Handside - Distance: 0</p> <p>FM30 - Flood Zone Surface Water 30mm (1865389) - Distance: 0</p> <p>FM10 - Flood Zone Surface Water 100mm (2710462) - Distance: 0</p> <p>FM00 - Flood Zone Surface Water 1000mm (74434) - Distance: 0</p> <p>HEN - Existing S41 NERC Act habitat - Distance: 0</p> <p>HEN - No known habitats present (high priority for habitat creation) - Distance: 0</p> <p>SAGB - Sand and Gravel Belt - Distance: 0</p> <p>HPGU - Digswell Sherrardspark - Distance: 0</p>
<b>Relevant planning history</b>	<p>Application Number: N6/1992/0154/FP      Decision: Approval Subject to s106            Decision Date: 09 October 1992</p> <p>Proposal: Erection of a block of four flats for elderly persons, associated parking and access</p>
<b>Consultations</b>	

<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 1
<b>Publicity</b>	Site Notice Display Date: 26 January 2021 Site Notice Expiry Date: 16 February 2021 Press Advert Display Date: 13 January 2021 Press Advert Expiry Date: 3 February 2021		
<b>Summary of neighbour responses</b>	13 Roundwood Drive Welwyn Garden City AL8 7JZ Comment: increased light pollution, increased odours from the bins and noise possible due to use.		
<b>Consultees and responses</b>	-WHBC - Client Services – Asked for clarity on capacity of provision -Hertfordshire County Council - Historic Environment Advisor- None -Welwyn Hatfield Borough Council - Parking Services- None -The Gardens Trust - do not wish to comment -Conservation Officer – No objection -Hertfordshire County Council - Hertfordshire Transport Programmes & Strategy- No objection		
<b>Relevant Policies</b>			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input checked="" type="checkbox"/> M14 Others: Supplementary Design Guidance,   Manual for Streets 2007			
<b>Main Issues</b>			
<b>Is the development within a conservation area?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  The site is located within the Welwyn Garden City Conservation Area.  Policy D1 requires the standard of design in all new development to be of a high quality and Policy D2 requires all new development to respect and relate to the character and context of the area in which it is proposed. It notes that development proposals should as a minimum maintain, and where possible, should enhance or improve the character of the existing area. The Welwyn Hatfield District Plan Supplementary Design Guidance (SDG-section 5.6) supplements the policies contained in the District Plan and states that alterations, such as bin stores, should be designed away from communal areas. The above objectives are broadly consistent with Policies SP1 and SP9 of the Council's Emerging Local Plan 2016 and the NPPF which advises that good design is a key aspect of sustainable development.  The application site is additionally located within the Welwyn Garden City Conservation Area. Section 72 of the Listed Buildings and Conservation Areas Act states that ' <i>special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area</i> '. The specific historic environment policies within the NPPF are contained within paragraphs 184-202. Additionally, section 16 of the NPPF 'Conserving and enhancing the historic environment' is broadly consistent with Policy SADM15 'Heritage' of the Emerging Local Plan.  The size and overall design of the bin store is acceptable. Its location towards the rear of the site means that when set against a backdrop of trees and vegetation, it would not appear prominent in views from the street or nearby homes. It would be constructed of suitable materials being of close boarded timber panels, which are compatible with its overall size and function. The impact upon the character and appearance of the street scene would therefore be acceptable, in compliance with the National Planning Policy Framework, Policies D1 and D2 of the District Plan and Policy SP9 of the			

emerging Local Plan. For these reasons, the proposal would also preserve the character and appearance of the conservation area and so would also comply with the provisions of Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

**Would the development maintain the amenity of adjoining occupiers?** (e.g. privacy, outlook, light etc.)

Yes  No  N/A

**Comment:** 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 and overshadowing. Policy D1 of the District Plan applies which seeks to provide a good standard of design in all new development.

A comment is received from the occupiers of 13 Roundwood Drive located to the rear of the application site. There is a distance of over 25m from the site to the rear garden of number 13 Roundwood Drive. Given the distance and the limited scale of the bin store, the proposed development would not impact unduly on the living conditions of any adjacent properties and no objection is raised with regard to policy D1 of the District Plan or the SDG.

**Would the development provide / retain sufficient parking?**

Yes  No  N/A

**Comment:** The application has been assessed by the Highway Authority who confirm that the proposals for the bin storage area are in line with Manual for Streets-6.8.9 (2007) where residents should not be required to carry waste more than 30m. The storage is adequate and fit for purpose. The bin storage construction has no highway impacts as the construction will be on site with no harm to traffic flow in the area.

**Any other issues**

The Council's Client Services department sought clarity on the suitability of the bin provision. The applicants have responded by confirming that the new bin store is to assist the residents, staff and bin collectors by providing another second location to store the bins. This facility increases the storage area substantially for the same number of bins with size chosen to provide better distribution of existing bins and reduce the distance to move bins. There is no increase in the level of accommodation or the number of residents on the site. The proposal would simply redistribute the bins for easier access for the users. On this basis, there is no objection to the proposal.

**Conclusion**

The proposed development would accord with relevant local and national planning policies.

## DRAWING NUMBERS

The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
002	A	Proposed Site Plan	4 December 2020
003	B	Proposed floor and elevation plans	4 December 2020
Location plan		Location plan	4 December 2020
001		Existing site plan	4 December 2020

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraph 38 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

**Informatives:**

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (water interest etc.) Neither does this permission negate or override any private covenants or legal interest (easements or wayleaves) which may affect the land.
2. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.

**Determined By:**

Mr Michael Robinson  
23 February 2021