

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 5 SEPTEMBER 2019
REPORT OF THE CORPORATE DIRECTOR (PUBLIC PROTECTION, PLANNING
AND GOVERNANCE)

6/2019/0814/FULL

55 BISHOPS RISE, HATFIELD, AL10 9BX

ERECTION OF 1 X TWO BEDROOM DWELLING

APPLICANT: Mr A Shah

(Hatfield South West)

1 Site Description

- 1.1 The application site is located on the east side of Bishops Rise at the junction with Lark Rise and forms part of a row of seven two storey detached properties of similar style and appearance which front onto Bishops Rise. On the opposite side of the Bishops Rise, to the west of the site, is the University of Hertfordshire's College Lane Campus.
- 1.2 The site comprises a two storey detached five bedroom House in Multiple Occupation (HMO) with a front, side and rear garden. The site benefits from a hard standing, which can accommodate two cars, as well as detached single garage. The parking area and garage are accessed via Lark Rise.

2 The Proposal

- 2.1 The application seeks planning permission to erect a two bedroom self-contained dwelling to the north side of 55 Bishops Rise. The new dwelling would be single storey with a footprint side extension to No.55 which would measure approximately 11.4 metres deep by 6.7 metres wide with a pitched roof approximately 3.7 metres in height. The new dwelling would be finished in matching materials to No.55.
- 2.2 The accommodation would comprise an open plan lounge, dining and kitchen area with two bedrooms and a bathroom. The main entrance to the new dwelling would be located on the east elevation. The new dwelling would benefit from outdoor amenity space, cycle and bin storage and two tandem car parking spaces accessed via the existing crossover.
- 2.3 The existing tandem car parking spaces would remain for the occupiers of 55 Bishops Rise and an additional car parking space is proposed on the west of the site accessed via Bishops Rise.
- 2.4 It should be noted that re-consultation has taken place during the course of the application to clarify the use of the proposed building as a self-contained dwelling instead of an annex. Clarification has also been provided in regard to access to the property as well as existing and proposed car parking provision, refuse and cycle storage for the existing HMO and new dwelling.

3 Reason for Committee Consideration

- 3.1 This application is presented to the Development Management Committee because Councillor Broach has called-in the application:

'I would like to call this application in to DMC, however I am happy for this to be refused under delegated powers if applicable. My reasons for the call in are as follows:

The proposed development would result in an overdevelopment of the site, given the footprint of the proposed bungalow when compared to the existing HMO.

The plans note 4 existing car parking spaces for the HMO – however no new parking spaces are proposed to accommodate the needs of this new site. Instead, the existing spaces for the HMO have been allocated to the annex. The applicant has failed in his duty to provide new parking spaces for this new development.

I would therefore question whether the existing HMO will remain compliant with criterion HMO2 of the - Houses in Multiple Occupation Supplementary Planning Document due to the loss of parking provision? I would also argue that the expectations of the WHBC Supplementary planning guidance have not been met, in particular section 4.1, which states “Residential development will generally be expected to accommodate all parking demand on site”. 4 spaces for the HMO plus this annex is woefully insufficient. The loss of the existing garage space would further exacerbate this. I also note that there is no access into the HMO from this annex. If this is the case, should this not be considered a separate dwelling as opposed to an annex?

A neighbour on Lark Rise has shared some serious concerns with me in regards to this proposal, which I fully support. I particular note the point that this proposal would be out of keeping with the immediate surrounding area, raising concerns about whether this proposal would be compliant with Section 5.2 of the WHBC Supplementary Design Guidance (2005).

I also have concerns that this proposal poses a severe risk to the enjoyment of outdoor amenity space to the occupants of No. 2 Lark Rise – which raises concerns around Section 5.7 of the SDG.

In summary – this is a wholly inappropriate development for this area, and I urge you to refuse it based on the planning policies referenced above.'

4 Relevant Planning History

- 4.1 Application Number: S6/2003/0332/OP
Decision: Refused
Decision Date: 14 April 2003
Proposal: New dwelling
- 4.2 Application Number: E6/1974/0185/
Decision: Granted
Decision Date: 27 March 1974
Proposal: Two storey side extension

5 Relevant Planning Policy

- 5.1 National Planning Policy Framework 2019 (NPPF)
- 5.2 Welwyn Hatfield District Plan 2005 (District Plan)
- 5.3 Draft Local Plan Proposed Submission 2016 (Emerging Local Plan 2016)
- 5.4 Supplementary Design Guidance 2005 (SDG)
- 5.5 Supplementary Planning Guidance, Parking Standards 2004 (SPG)
- 5.6 Interim Policy for Car Parking Standards and Garage Sizes 2014 (Interim Car Parking Policy)
- 5.7 Houses in Multiple Occupation Supplementary Planning Document 2012 (SPD)

6 Site Designation

- 6.1 The site lies within the town of Hatfield as designated in the Welwyn Hatfield District Plan 2005.

7 Representations Received

- 7.1 The application was advertised by means of neighbour notification letters. Three representations have been received from occupiers in Lark Rise and Downs Lane. These can be summarised as:
 - Increase in noise and rubbish as a result due to increase to existing HMO
 - Garage forms barrier to exhaust fumes and noise
 - No boundary details included
 - Concern of structural damage
 - Increase in number of cars required
 - Increase in traffic and parking congestion
 - Effect on house prices

8 Consultations Received

- 8.1 The statutory consultation responses received are summarised below, and where appropriate expanded upon in later sections of this report.
- 8.2 Welwyn Hatfield Borough Council (Public Health and Protection) – Comment: Condition requesting an environmental noise assessment
- 8.3 Welwyn Hatfield Borough Council (Parking Services) – Comment: The parking provision meets the Council's parking standards. There are existing parking pressures in this area and the parking layout raises a concern
- 8.4 Welwyn Hatfield Borough Council (Client Services) – No objection
- 8.5 Hertfordshire County Council (Transport Programmes and Strategy) – No objection

9 Analysis

9.1 The main planning issues to be considered in the determination of this application are:

1. **Principle of development**
2. **Quality of design and impact on the character and appearance of the area**
3. **Impact on living conditions of future occupiers and neighbouring residents**
4. **Highways and parking provision**
5. **Other considerations**
 - i) **Planning history**
 - ii) **Refuse and recycling**
 - iii) **Neighbour representations**

1. Principle of development

9.2 Local Plan Policy SD1 states that development proposals will be permitted where it can be demonstrated that the principles of sustainable development are satisfied and that they will accord with the objectives and policies of the Local Plan. Policy R1 requires development to take place on previously developed land and Policy GBSP2 directs new development into the existing towns and specified settlements within the district. These objectives are consistent with the National Planning Policy Framework (NPPF) which supports the development of under-utilised land and buildings (para 118) and the efficient use of land (para 122) taking into account, amongst other criteria, the importance of securing well-designed, attractive and healthy places.

9.3 Policy H2 of the District Plan 2005 relates specifically to applications for windfall housing development and states that all proposals of this type will be assessed for potential suitability against the following criteria:

i) The availability of previously-developed sites and/or buildings;

(ii) The location and accessibility of the site to services and facilities by transport modes other than the car;

(iii) The capacity of existing and potential infrastructure to absorb further development;

(iv) The ability to build new communities to support infrastructure and provide demand for services and facilities;

(v) The physical and environmental constraints on development of land.

9.4 Policy SADM1 of the Draft Local Plan Submission 2016 is also relevant in regards to windfall housing development. This policy is similar to Policy H2 of the District Plan 2005 but adds that the proposal should not undermine the delivery of allocated sites or the overall strategy of the Plan; and proposals would not result in disproportionate growth taking into account the position of a settlement within the settlement hierarchy.

9.5 The application seeks permission for the erection of an additional dwelling on land which forms part of the residential garden of 55 Bishops Rise. Gardens in built-up areas are not classed as previously developed land, having lower priority for development, but that does not mean they cannot be built on in any

circumstances. Although gardens are not a priority for development, the need to make efficient use of urban land remains a policy objective.

- 9.6 The site is located within Hatfield which is designated in Policy GBSP2 as a sustainable location to which development will be directed. It is also located within an area which is accessible by non-car modes of transport and where there are services and facilities available within walking distance of the site. In principle there is no objection to this site being used for residential purposes in land use terms, subject to the physical and environmental constraints of the site and its immediate vicinity and other relevant planning policies.

2. Quality of design and impact on the character and appearance of the area

- 9.7 Local Plan Policies D1 and D2, the Supplementary Design Guidance and Policy SP9 of the Draft Local Plan Submission seek to ensure a high quality of design which relates to the character and context of the dwelling and surrounding area. The policies require extensions to complement and reflect design and character, be subordinate in scale, and not look cramped within the site in regards to bulk. These policies are in line with the National Planning Policy Framework 2019 (NPPF) in section 7 in that planning should require good design.
- 9.8 The application site is located on a corner plot at the junction of Bishops Rise and Lark Rise. The existing dwelling forms a row of seven detached properties located along Bishops Rise which are of similar scale and design. All of these properties are separated by a single storey element, some of which form part of the original layout and others have been rebuilt/enlarged.
- 9.9 An example is noted at 49 Bishops Rise which was granted permission under application 6/2013/0824/FP for a pitched roof side extension to accommodate a self-contained two bedroom unit. This extension measures approximately 11.9 metres deep by 6.4 metres wide with a height of approximately 4.2 metres in comparison to the proposed development measuring approximately 11.4 metres deep by 6.8 metres wide with a height of 3.7 metres. This permission was granted under the same Local Plan. In addition to the example at No.49, there are more recent examples granted in 2019 within Lark Rise, notably No.17 and 19, which are in close proximity of the site. At these properties, planning permission for infill extensions and additions have resulted in similar side and rear extensions in terms of depth, width and footprint.
- 9.10 The new dwelling would comprise a single storey side extension which would project approximately 11.4 metres deep by 6.7 metres wide with a pitched roof measuring approximately 3.7 metres in height. The depth of the existing dwelling is approximately 9.1 metres. The new dwelling would be set back approximately 0.5 metres from the front elevation of No.55 and would project approximately 3 metres past its rear elevation. The pitch of the roof would mimic the roof pitch of No.55 and the materials and fenestration detailing of would also match, assisting in reflecting the existing design and style of the original dwelling on site. The proposed dwelling has been designed to appear as an extension to No.55, thereby adequately respecting the scale and appearance of the existing dwelling and surrounding area.
- 9.11 The call-in by Councillor Broach refers to the footprint of the proposed dwelling in comparison to the existing dwelling. The proposal would be approximately 57% larger in floor area and approximately 114% larger in footprint when compared to

the existing dwelling. Whilst this is a significant increase, the addition is at single storey and would not overwhelm No.55. Moreover, the dwelling is set within a generous plot with sufficient spacing either side so as not to appear cramped with the addition of a new single storey dwelling. A functional rear garden would also be retained for both dwellings.

- 9.12 Whilst it is acknowledged that the site forms a corner plot, thereby the new dwelling would be visible from Bishops Rise and Lark Rise, it would be set back from the front and side boundary of the site. Taking into account the footpath and grass verge on this junction, the dwelling at its closest point would be set back approximately 7.2 metres from the highway. In addition, a mature hedgerow encloses the site and this would assist in screening the full extent of the proposed development.
- 9.13 The proposed development would adequately respect and relate to No.55 and the character of the area. Accordingly, the proposal would represent a good quality of design and would be acceptable to the provisions of Policies D1 and D2 of the District Plan 2005, the Supplementary Design Guidance 2005; Policy SP9 of the Emerging Local Plan; and the National Planning Policy Framework 2019.

Landscaping design

- 9.14 Local Plan Policies R17 and D8 require the retention of landscape features such as trees and hedges and outline that this type of development should include landscaping as an integral part of the overall design. Policy SADM16 of the Emerging Local Plan explains that proposals will be expected to help conserve and enhance the borough's natural historic landscape and sit comfortably within the wider landscape setting. Furthermore, the NPPF, paragraph 127 requires new developments to ensure appropriate and effective landscaping, sympathetic to the surrounding built environment and landscaping setting.
- 9.15 The site benefits from a dense hedgerow which encloses it to the north and west. Drawing No. 4480-P01-NEW-SCHEME Rev F indicates that part of the front boundary hedge would be removed to allow for a new on-site car parking space and vehicle crossover and a boundary fence would subdivide the plots and enclose the car parking area to the east from the amenity space. Only limited details have been submitted and therefore a condition is suggested requiring a landscaping scheme to be approved and implemented for the benefit of future occupiers and visual amenity of the immediate area in accordance with GBSP2, D1, D2 and D8 of the District Plan; and Policy SADM1 of the Emerging Local Plan.

3. Impact on living conditions of future occupiers and neighbouring residents

- 9.16 Policy D1 of the District Plan requires the standard of design in all new development to be of a high quality. This is expanded upon in the Council's Supplementary Design Guidance (SDG) which sets out the guidelines with regard to residential development for the provision of adequate amenity for future occupants and the protection of neighbouring residential amenity. District Plan Policies R19 and R20 seek to protect sensitive uses, such as residential, from noise and light pollution. Paragraph 127 of the NPPF seeks high quality design and good standards of amenity for all existing and future occupiers of land and buildings.

Living conditions of future occupiers

- 9.17 Policy SADM11 of the Emerging Local Plan 2016 is consistent with the above and also sets out that as a minimum, all proposals for C3 dwellings will be required to meet the Nationally Described Space Standards (NDSS), unless it can be robustly demonstrated that this would not be feasible or viable.
- 9.18 The internal floor area for the new dwelling would measure approximately 71 sqm and would meet the NDSS of a minimum of 61 sqm for a 2-bedroom single storey dwelling with up to 3 persons. The bedroom sizes would also meet the minimum requirements as stipulated in the NDSS. The levels of daylight and sunlight within the dwellings are satisfactory and the main living area of the dwelling being dual aspect.
- 9.19 In regard to privacy of future occupiers, the bedrooms of the new dwelling would be located to the west of the site fronting Bishops Rise. The front elevation of the new dwelling would be adequately set back from the public footpath and highway and screened by a hedge.
- 9.20 In terms of potential inter-visibility within the site, the plots are proposed to be divided with a boundary fence separating the rear amenity space. The main entrance to the new dwelling would be to the east with access gained via a new pathway leading from Lark Rise or from the parking area. Details can be secured as part of the landscaping scheme mentioned above. The bedroom windows on the west elevation would be located in close proximity to the existing pathway and entrance to No.55. Details can be secured by condition requesting details of front boundary subdivision, landscaping buffer or general defensible space to ensure an acceptable relationship between residential occupiers on the site.
- 9.21 The Council's SPG requires that all residential development to incorporate private open space for the use of residents. The Council does not have standard sizes for gardens, as it is felt that the design and layout of the garden in relation to the built environment should ensure that the garden is functional and useable in terms of its orientation, width, depth and shape.
- 9.22 The proposed amenity space for the new dwelling would be of adequate size and would allow space for cycle and bin storage in the rear garden. The amenity space would be enclosed by boundary fences and details can be secured by condition. The amenity area to serve the existing HMO would be reduced in size, however it is still calculated to be approximately 104 sqm which is adequate in line with the criteria set out in the HMO SPD 2012. In addition, the proposed development would not hinder the existing cycle parking, waste and recycling and drying areas for the existing HMO.
- 9.23 In regard to potential noise from traffic along Bishops Rise and Lark Rise, details of sound insulation and mechanical ventilation can be secured by condition to ensure the internal noise levels of the proposed development meet the standards in BS 8233:2014 and adequate accommodation is secured for future occupiers.

No.57 Bishops Rise

- 9.24 No.57 Bishops Rise is located to the south of the application site and comprises a two storey detached dwelling. As a result of the siting of the extension to the north side of No.55, the proposed development is not considered to result in a detrimental loss of light or overlooking impact to this neighbouring occupier.

No.2 Lark Rise

- 9.25 No.2 Lark Rise is located to the east of the site and comprises a two storey detached dwelling which sits along the rear boundary of the application site and No.57 Bishops Rise. The proposed dwelling and windows are considered to be adequately separated from this property and, given its single storey nature, it would not result in a detrimental impact in terms of light or privacy.
- 9.26 Additional comments have been received from No.2 Lark Rise which would be covered under separate legislation and are discussed under section 5 of this report.
- 9.27 In summary, giving consideration to the size of the plot and separation distance of neighbouring properties it is not considered that the proposal would have an unreasonable impact on light amenity or the level of privacy afforded to the neighbouring occupiers and would not appear visually overbearing by virtue of design. Overall it is considered that the living conditions of the adjoining occupiers would be maintained to an acceptable level in accordance with Policy D1 of the District Plan 2005, the Supplementary Design Guidance 2005; Policy SADM11 of the Emerging Local Plan and the National Planning Policy Framework 2019.

4. Highway and parking considerations

- 9.28 In terms of parking, paragraph 105 of the NPPF states that if setting local parking standards authorities should take into account the accessibility of the development, the type, mix and use of the development, availability of public transport, local car ownership levels and the overall need to reduce the use of high emission vehicles. Policy M14 of the District Plan 2005 and the Parking Standards Supplementary Planning Guidance (SPG) use maximum standards and are not consistent with the NPPF and are therefore afforded less weight. In light of the above, the Council have produced an interim Policy for Car Parking Standards that states that parking provision will be assessed on a case by case basis and the existing maximum parking standards within the SPG should be taken as guidance only.
- 9.29 The site benefits from an existing vehicle crossover via Lark Rise whereby the hardstanding accommodates two cars and a garage. The existing garage is proposed to be demolished and hard surface laid, which would maintain the existing tandem arrangement of two of the spaces on the site. Whilst ideally all car parking spaces should be capable of being used independently, this layout is as existing in the form of a paved space and a garage space. One of the existing parking spaces would be lost to the new dwelling, however to compensate for this loss, it is proposed to provide a new parking space to the west of the site and accessed independently from Bishops Rise. The existing HMO would benefit 3 on-site car parking spaces which maintains the current level of parking provision and complies with the requirement of 0.5 spaces per tenancy unit for a 5 bedroom HMO set out in the HMO SPD 2012.
- 9.30 A new vehicle crossover is proposed along Bishops Rise which would serve the additional space for the HMO, however as Bishops Rise is not a classified road, planning permission is not required. Consent would be required from the Highway Authority and an informative is included to advise the applicant of this. A condition can secure that the spaces are laid out prior to occupation of the new dwelling to ensure adequate car parking provision.

- 9.31 The area of existing hardstanding is proposed to increase to allow for an additional on-site car parking space via Larks Rise. The proposed dwelling would benefit from two tandem car parking spaces which is considered to be an acceptable layout for a residential dwelling and the provision of two spaces for a 2 bedroom dwelling would meet the guidelines set out in the Council's SPG in this location.
- 9.32 Neighbour representations have been received regarding the existing car parking pressures within Bishops Rise and the potential for additional cars to be parked on the road as a result of the development. Whilst these concerns are acknowledged, for the reasons described above, the proposed dwelling and the existing HMO would be served by on-site car parking which would meet the guidelines set out in the Council's SPG and HMO SPD.
- 9.33 The proposal would provide an acceptable level of on-site car parking to accommodate the development on site and therefore is in accordance with Policy M14 of the District Plan 2005; the SPG Parking Standards 2004; the Council's Interim Policy for Car Parking Standards 2014; Houses in Multiple Occupation Supplementary Planning Document 2012 and the National Planning Policy Framework 2019.

5. Other Considerations

i) Planning history

- 9.34 An outline application was refused (S6/2003/0332/OP) at the site for a new detached dwelling. The proposed dwelling would have been of similar size to No.55 with 3-bedrooms and on-site car parking. The application was refused as result of the size of the dwelling, car parking arrangements and loss of the rear garden.
- 9.35 It should be noted that the previous decision pre-dates the current Local Plan. There is no longer stipulation over garden sizes and therefore the reason for refusal relating to the depth of the gardens is not considered to be transferable to this application. As outlined above, the outdoor amenity spaces for each plot are considered to be adequate. In addition, the proposed dwelling is now single storey and would respect and relate to the scale of No.55 and surrounding area.
- 9.36 Turning to the car parking arrangements, the resultant provision would no longer be substandard due to the reduced scheme and additional space to the west of the site. Whilst a similar arrangement is proposed through the demolition of garage and replacement with hard surface, this would not require planning permission and therefore cannot be controlled. Notwithstanding this, comments have been raised by No.2 Lark Rise concerning the loss of the garage and impact on their living conditions.
- 9.37 The existing garage sits in line with the front elevation of No.2. The plots are separated by a side boundary hedge. Further boundary treatment through a fence or additional planning could be secured by condition and would ensure that the driveways are separated. Following a site visit, it was noted that No.2 Larks Rise benefits a large frontage in which cars were parked alongside the shared boundary with No.55, closely in line with the garage. The car parking spaces would not protrude past the side elevation of the property or sit in line with existing ground floor windows. It is not considered that the proposed parking

arrangements would result in a detrimental harm to the living conditions of this occupier to warrant refusal of the application.

ii) Refuse and recycling

- 9.38 The Council's Client Services Team (Client Services) have been consulted for this application and have raised no objections to the new dwelling. The suggested location of the bin store is considered to be acceptable in terms of visual amenity and its proximity to the highway for waste collection.

ii) Neighbour representations

House in multiple occupation (HMO)

- 9.39 Concerns have been raised by neighbouring residents regarding the possibility of the dwelling becoming a HMO. The application seeks permission for a Class C3 (dwellinghouse). The Council introduced an Article 4 Direction covering Hatfield removing the Class L permitted development rights to move from a use falling within Class C3 (dwellinghouse) to a use falling within Class C4 (Houses in Multiple Occupation). Due to the Article 4 Direction, planning permission would be required under a full planning application. An informative will be included to advise the applicant.

Demolition of garage and structural issues

- 9.40 No.2 Lark Rise has raised concern regarding the demolition of the existing garage outlining that the garage acts as a barrier between the two plots. The removal of garage and replacement of hard surface does not require planning permission and therefore is not a consideration under this application. In terms of removal and structural concerns, this would be covered by other legislation aside from the Town and Country Planning Acts. An informative will be included to advise the applicant.

Noise, health and safety

- 9.41 A concern has been raised in regard to the existing noise and disturbance from the residents at the site. It is not considered that the introduction of a new two bedroom dwelling in this location would result in an uncommon relationship between neighbouring properties that would lead to an unacceptable increase in noise to the detriment of the neighbouring occupiers. It should be noted that noise disturbance from anti-social behaviour and concerns in respect of health and safety are covered by other legislation and therefore can only be given very limited weight in the consideration of this planning application. Any concerns in this regard should be discussed with Public Health and Protection.

Value of properties

- 9.42 A comment has been raised in regard to the house prices of the properties in Bishops Rise as a result of the proposed development. This is not a material planning consideration and therefore carries little weight in determining the planning application.

10 Conclusion

- 10.1 The proposed development would provide a satisfactory level of accommodation for its future occupants, would maintain the character and context of the area,

respects the amenity of the occupiers of adjoining premises and provides sufficient parking.

- 10.2 The site is located within a sustainable location which is accessible by non-car modes of transport and where there are services and facilities available within walking distance.
- 10.3 The proposal would make a small contribution of one additional unit towards the Council's supply of housing and makes optimal use of the application site. This is especially important given the Council cannot show a five year supply of deliverable housing site and that that the scale of supply falls considerably well short of five years.

11 Recommendation

11.1 It is recommended that planning permission be approved subject to the following conditions:

1. The brickwork roof tile, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations must match the existing dwelling/building in relation to colour and texture.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance Policies D1 and D2 of the Welwyn Hatfield District Plan 2005; Supplementary Design Guidance 2005; Policy SP9 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework 2019.

2. No development above ground level shall take place until full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The development must not be carried out other than in accordance with the approved details.

The landscaping details to be submitted must include:

- a) Means of enclosure and boundary treatments (including locations, height, scale and appearance);
- b) Hard surfacing, other hard landscape features and materials;
- c) Planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing.

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policies GBSP2, D2 and D8 of the Welwyn Hatfield District Plan 2005; Policy SP9 and SADM16 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework 2019.

3. All agreed landscaping comprised in the above details of landscaping must be carried out in the first planting and seeding seasons following the occupation of the first building, the completion of the development, or in agreed phases whichever is the sooner: and any plants which within a period of 5 years from the completion of the development die, are removed or become seriously

damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards 8545: 2014.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policies GBSP2, D2 and D8 of the Welwyn Hatfield District Plan 2005; Policy SP9 and SADM16 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework 2019.

4. Prior to the first occupation, a noise report including details of a noise monitoring exercise and details of the facade and internal noise levels for the building shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the standards in BS 8233:2014. If opening windows leads to internal noise levels exceeding the levels within BS8233, then mechanical ventilation will need to be installed. Any associated mechanical ventilation will need to meet the ventilation requirements found within The Noise Insulation Regulations 1975 (amended 1988). The development shall not be carried out other than in accordance with the approved scheme.

REASON: To protect the living conditions of future occupiers in accordance with Policy D1 and R19 of the Welwyn Hatfield District Plan 2005; Supplementary Design Guidance 2005; Policy SADM11 and SADM18 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework 2019.

5. Prior to the first occupation, the proposed access via Bishops Rise and the areas set aside for car parking shall be laid out surfaced and marked out, in accordance with a scheme which has been submitted to and agreed in writing by the Local Planning Authority and shall be retained permanently thereafter for the parking of vehicles for residents/occupiers of the development permitted and shall not be used for any other purpose.

REASON: To ensure the parking areas are implemented and retained for their specific use in the interests of highway safety and parking provision, in accordance with Policy M14 of the Welwyn Hatfield District Plan 2005; Supplementary Planning Guidance – Parking Standards 2004; Interim Policy for Car Parking Standards and Garage Sizes 2014; Policies SADM2 and SADM12 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016; Houses in Multiple Occupation Supplementary Planning Document 2012; and the National Planning Policy Framework 2019.

DRAWING NUMBERS

6. 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
4480-OS2	B	Block Plan	17 July 2019

4480-P02- NEW- SCHEME	F	Plans and Elevations as Proposed	17 July 2019
4480-OS1		Location Plan	3 April 2019
4480-E01		Plans and Elevations as Existing	11 June 2019

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

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 which may affect the land.
2. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.
3. The applicant is advised to take account the provisions of The Party Wall Act 1996 insofar as the carrying out of development affecting or in close proximity to a shared boundary.
4. The applicant is advised that the Council introduced an Article 4 Direction covering Hatfield removing the Class L permitted development rights to move from a use falling within Class C3 (dwellinghouse) to a use falling within Class C4 (Houses in Multiple Occupation).
5. 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.
6. The development will involve the numbering of properties and/or the naming of new streets. The applicant MUST contact Welwyn Hatfield Borough Council, Environmental Services (01707 357 000) before any name or number is proposed. This is a requirement of the Public Health Act 1875 and Public Health (Amendment) Act 1907.

7. You are advised that the decision of Welwyn Hatfield Borough Council to this application does not remove the need to arrange separately (where applicable) for a vehicle crossover to be installed to the satisfaction of Hertfordshire County Council as Highway Authority. The Highway Authority reserves the right to refuse such applications irrespective of permission. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047
8. Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website: <https://www.hertfordshire.gov.uk/services/highways-roadsand-pavements/highways-roads-and-pavements.aspx>
9. Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.
10. Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.
11. The decision notice contains conditions which require you to submit information to the Local Planning Authority and have it approved in writing before any development relating to the approval takes place. There is a formal procedure for applying to discharge conditions and further information can be found at <http://www.welhat.gov.uk/index.aspx?articleid=834>. Failure to comply with this type of condition may result in the development being considered unlawful and enforcement action could be taken. If you require any clarification or information please contact the section on 01707 357000.

Lucy Hale (Development Management)
 Date of expiry: 29/05/2019
 Extension of time: 06/09/2019



 <p>WELWYN HATFIELD</p> <p>Council Offices, The Campus Welwyn Garden City, Herts, AL8 6AE</p>	Title: 55 Bishops Rise, Hatfield, AL10 9BX		Scale: DNS
			Date: 2019
	Project: DMC Committee	Drawing Number: 6/2019/0814/FULL	Drawn: Emma Small
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