

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 26 MAY 2016
REPORT OF THE DIRECTOR (GOVERNANCE)

6/2016/0291/FULL

LAND TO THE REAR AND ADJACENT TO 17 KINGSMEAD, CUFFLEY, POTTERS
BAR, EN6 4AN

ERECTION OF 1NO DETACHED SINGLE STOREY DWELLINGHOUSE

APPLICANT: Mr and Mrs Hewitt

(Northaw and Cuffley)

1. Site Description

- 1.1 The application site forms an area to the rear of No. 17 Kingsmead and incorporates an area of land which formerly comprised of 19 Kingsmead (which has now been demolished in accordance with development originally approved in 2014).
- 1.2 The site is located within a residential area, at the north-western end of the Kingsmead cul-de-sac. This cul-de-sac is predominately comprised of one and a half storey residential units built in a variety of forms. The materials palette of this area is mixed, though facing red brickwork, render, timber detailing and hipped tiled roofs are prevalent.

2. The Proposal

- 2.1 This application seeks full planning permission for the construction of a detached, four bedroom, one and a half storey dwellinghouse.
- 2.2 This unit would have a maximum height of approximately 6.6m, a maximum eaves height of approximately 3.5m, a maximum width of approximately 14.2m and a depth of approximately 14.9m. The unit would be constructed of facing buff brickwork (Hammersmith London Stock) under a natural grey slate roof.

3. Reason for Committee Consideration

- 3.1 This application is presented to Development Management Committee as Northaw and Cuffley Parish Council has objected to the proposal.

4. Relevant Planning History

17 Kingsmead

- 4.1 6/2015/2362/VAR – Variation of condition 2 (drawings) on planning application S6/2014/0227/FP. Granted.
- 4.2 S6/2014/0227/FP - Erection of single storey rear and side extension and first floor side and rear extension. Granted.
- 4.3 S6/2000/0629/FP – Erection of single storey rear extension. Granted.
- 4.4 S6/1994/0650/FP – Single storey rear extension. Granted.

19 Kingsmead

- 4.5 6/2015/2277/VAR – Variation of condition 2 of application S6/2014/1696/FP (amend access road). Granted.
- 4.6 6/2015/1994/FULL – Erection of 4no detached dormer bungalows with access from Kingsmead following demolition of 19 Kingsmead including amendment for plot 4 (Grylls) following approval of planning applications S6/2014/1696/FP and S6/2015/1471/NM. Granted
- 4.7 S6/2015/1471/NM – Non material amendment following approval of planning permission S6/2014/1696/FP - Additional window to kitchen areas and large feature window facing rear gardens designs altered plus additional car parking space adjacent to garage serving plot 4. Approved.
- 4.8 S6/2014/1696/FP - Erection of 4 detached dwellings with access from Kingsmead following demolition of 19 Kingsmead. Granted.
- 4.9 S6/2014/0226/FP – Erection of 4 detached dwellings with access from Kingsmead following demolition of 19 Kingsmead. Refused and dismissed at appeal.
- 4.10 S6/2007/1466/FP - Erection of four detached dwellings – refused and dismissed at appeal.

5. Planning Policy

- 5.1 National Planning Policy Framework (NPPF) March 2012
- 5.2 Welwyn Hatfield District Plan 2005
- 5.3 Supplementary Design Guidance, February 2005
- 5.4 Supplementary Planning Guidance, Parking Standards, January 2004
- 5.5 Interim Policy for Car Parking Standards and Garage Sizes, August 2014

6. Site Designation

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

7. Representations Received

7.1 The application was advertised by means of neighbour notification and site notice. 18 objections have been received from addresses at Plough Hill, Kingsmead and Highfields. Objections are summarised as:

- Overdevelopment of the site, individually and when viewed in context with development approved under application ref. S6/2014/1696/FP.
- Reduction in landscaping associated with previously approved development.
- Harm to neighbouring amenity in terms of overlooking, overbearing, overshadowing, loss of light and noise and disturbance.
- Harm to the character of the area.
- Harm to biodiversity.
- Inappropriate external amenity space for future occupants.
- Detrimental impact on drainage.
- Proposal is unsustainable.
- Impact on adjacent highways network.

7.2 Matters raised in the above objections also include queries as to the legality of the development. This falls outside of the remit of planning and is therefore afforded no weight in the determination of this application.

7.3 Northaw and Cuffley Residents Association stating:

“Northaw and Cuffley Residents Association previously objected to the development of the 4 houses currently being built on this particular site. WHBC gave approval for these 4 homes on the grounds that the overall density of the development was appropriate as a landscaped area was included in the plan. This area of landscaping is now being put forward as the site for a further home. The current application if approved would result in the loss of green space that was previously considered important in granting approval. Our view is that the application is over development of the whole site - Loss of landscaping will have significant environmental impacts. Overbearing - the bulk of the proposed development would lead to loss of amenity to nos 9 to 15 Kingsmead. Out of character with the neighbourhood. We strongly oppose this application.”

8. Consultations Received

8.1 No objections have been received from: Welwyn Hatfield Hertfordshire County Council Transport, Programmes and Strategy, Welwyn Hatfield Landscape and Ecology and Affinity Water.

9. Parish Council Representations

9.1 Northaw and Cuffley Parish Council have objected to the proposal stating:

“The Parish Council objects to this application on the grounds set out below. The development of 4 residential units currently under construction was opposed by the Parish Council but was approved as the Planning Authority as inter alia the view was taken that the overall density of the development was appropriate taking into account of areas of landscaping included within the overall site. This included landscaping on the site subject to this application. It is our view that the plans for the development under construction, included with this application, give a false impression of the site boundaries and the areas of underdeveloped land; there is far less open land than indicated by the submitted plans. The current application if approved would result in the loss of green space that was previously considered important and a material factor in the granting of the previous application. It is our view taking the two developments together the overall development density and provision of green space is unacceptable. The overall density of the two developments taken together would be out of character with the surrounding area with a material loss of an open aspect. The development would result in overlooking and material privacy impacts on the existing properties to the north east which abut the proposed new unit, namely 9 to 15 Kingsmead. In summary we regard the application as over development of the whole site, out of character and with significant environmental impacts.”

10 Analysis

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

- 1. Principle of development (SD1, R1, H1, H2, GBSP1 & GBSP2, National Planning Policy Framework (NPPF))**
- 2. The quality of the design and the impact on the character and appearance of the area (D1 & D2 & D8, SDG & NPPF)**
- 3. The potential impact on the residential amenity of adjoining neighbours (D1, R19, SDG and NPPF)**
- 4. Highway Safety and Parking Provision (M14 & NPPF)**
- 5. Other Material Planning Considerations**
 - i) Refuse and Recycling Storage (D1 & IM2 & M4)**
 - ii) Protected Species (R11 & NPPF)**
 - iii) Flooding and Drainage (R7)**

1. Principle of development

- 10.2 The National Planning Policy Framework (NPPF) encourages the provision of more housing within towns and other specified settlements and encourages the effective use of land by reusing land that has been previously developed. Local Plan Policy R1 which requires development to take place on previously used or developed land is consistent with the NPPF. Furthermore, Policy GBSP2 directs new development towards existing towns and settlements.
- 10.3 The site is not an allocated housing site and so is considered to be a 'windfall site' and Policy H2 applies. Policy H2 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.
- 10.4 Whilst the Council have a 5 year housing supply, as outlined in the Annual Monitoring Report (AMR), the national situation has changed to the extent that it is considered that the country is not building sufficient housing to meet its needs. It is therefore considered that the windfall residential development proposed could make a small but valuable contribution to housing land supply.
- 10.5 The application site is situated within the existing settlement of Cuffley as outlined in the Welwyn Hatfield District Plan 2005. Additionally, as the application site is located within the settlement of Cuffley the infrastructure has been developed to provide good transport links for existing residents. There are also services and facilities available within close proximity of the site. Furthermore, there are no known physical or environmental constraints at this site.
- 10.6 Though not built on previously developed land (PDL), with regards to Annex 2 of the Framework and policy R1, it is acknowledged, with regards to the 2014 Phase 1 Strategic Housing Land Availability Assessment and 2016 Strategic Housing Market Assessment, that it is unlikely that the Council can meet its housing needs through the development of PDL alone. The Council is therefore considering the planned release of Green Belt land as shown within the Emerging Local Plan. As such, it is not considered that the applicant needs to demonstrate that this development could be accommodated on PDL within the Borough and a refusal on these grounds alone would not be reasonable.
- 10.7 Having regard to all of the above, the proposal would comply with policies H1, H2, SD1, GBSP1 and GBSP2 and there is no compelling objection to the principle of this site for residential purposes.

2. The quality of the design and the impact on the character and appearance of the area

- 10.8 Local Plan Policies D1 (Quality of Design) and D2 (Character and Context) aim to ensure a high quality of design and to ensure that development respects and relates to the character and context of the locality, maintaining and where possible enhancing the character of the existing area. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG) which requires the impact of a development to be assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing buildings and surrounding area. In addition, Chapter 7 of the National Planning Policy Framework (NPPF) emphasises the importance of good design in context and, in particular, paragraph 64 states permission should be refused for development of poor design that fails to improve the character and quality of an area and the way it functions.
- 10.9 The character of the area is defined largely by residential development fronting the main roads or arranged around cul-de-sacs leading from them. The residential properties display a range of forms, types and sizes but typically feature long rear gardens.
- 10.10 The proposed unit would leave a gap of approximately 1.7m to the south western boundary of the application site, a minimum gap of approximately 3.2m to the north western boundary of the site and a minimum gap of 1.7m to the south eastern boundary of the site (the maximum distance to this boundary would be approximately 14.6m). Furthermore, the proposal would be located approximately 31m away from the entrance to the site, which is taken from the cul-de-sac of units in Kingsmead, approximately 11.5m away from No.17 Kingsmead and approximately 15.1m away from the closest unit yet to be constructed under the recent approved development ref. 6/2015/2277/VAR.
- 10.11 Taking the above distances into account, and as neighbouring gardens which adjoin elements of the northern and western boundary of the site would aid in preserving the spacious feel of the area, the dwelling would be an appropriate scale for the plot and would not appear cramped or overdeveloped on the site. Furthermore, as the overall scale of the proposed dwelling would be consistent with existing surrounding units and those approved under application ref. 6/2015/2277/VAR to the rear of No. 19 Kingsmead and given the site's set back nature from the access at Kingsmead, it is considered that the overall build, form and layout of the unit would not result in a visually dominant feature within the streetscene.
- 10.12 In reaching this conclusion, regard has been given to the comments of the Inspector who determined the appeal at this site in February 2015. In that decision the Inspector commented on the unacceptable relationship between the plot, which was then known as plot one, and which was in a location similar to that which is proposed in this application. However, there are some significant differences between the two proposals, in particular the flank

elevation which would face towards the occupiers of numbers 5 and 7 Kingsmead. The dismissed appeal featured a dwelling design which effectively presented a three storey flank elevation to the rear of numbers 5 and 7 Kingsmead, the Inspector found this to be unacceptable and harmful by virtue of its height, bulk, depth and proximity to the boundary. The scheme now in front of the committee for decision, features a bungalow with rooms in the roof. As a result the scheme presents a flank elevation of considerably less height and bulk with only two roof lights facing towards the boundary with the neighbouring properties on this side. This is considered to be a much more appropriate form of development for this location and one which would not be harmful to the living conditions of neighbouring occupiers.

- 10.13 Though it is considered that the development would not significantly harm the spacious nature of the area, it is considered reasonable to remove permitted development rights for extensions and alterations to the dwellings and their roofs and for the construction of outbuildings (Schedule 2, Part 1, Classes A, B and E respectively) to ensure that the development respects and relates to its immediate setting.
- 10.14 With regards to the landscaping, on discussion with Welwyn Hatfield Landscaping Department, it is not considered that the proposal would result in harm to vegetation that is of significant amenity value to protect. It is, however, considered reasonable to impose a condition requesting the submission of a landscaping scheme to be approved prior to development commencing. This would provide further details on the species of vegetation to be used, boundary treatments and hardstanding and would ensure that the landscaping at the site is of a high standard.
- 10.15 Furthermore, it is acknowledged that the proposal would result in some loss of soft landscaping which would have been associated with units approved under application ref. 6/2015/2277/VAR. However, given the overall scale of development, it is not considered that the proposal would significantly erode soft landscaping associated with the above mentioned approved development and, overall, even when viewed in context with the four units granted permission under 6/2015/2277/VAR, the ratio of built form to soft landscaping would be acceptable.
- 10.16 Turning to the individual design and appearance of the proposed unit, given the nature of properties within the immediate area, it is not considered that a detached one and a half storey unit would result in significant harm to the surrounding pattern of built residential form to the extent that would warrant a refusal of permission. It is also recommended that a condition be imposed requesting the samples of materials to be used in construction, to ensure that the build and form of the dwelling is of a high standard.
- 10.17 It is also noted that reference has been made to several dismissed appeals (following applications S6/2014/0226/FP and S6/2007/1466/FP) on land within and adjacent to the application site for the construction of residential properties. Though these applications were dismissed at appeal on grounds that the proposals would significantly harm the character of the area, both of

these appealed applications proposed units considerably greater in scale, bulk, mass and footprint than those approved under application ref. 6/2015/2277/VAR and that currently proposed. It should be noted that the siting of this proposed dwelling is similar to one which was previously dismissed. However, having regard to analysis in paragraph 10.12, this siting is considered acceptable on this occasion.

- 10.18 It was considered that the 2014 approval (varied in 2015) addressed the key reasons for the dismissal of the above mentioned appeals. Taking this into account, though these dismissed appeals do form material planning considerations, given the differences between development which granted permission for four units adjacent to the application site in 2014 (varied in 2015) and those proposed under this application, it is not reasonable to refuse this application on grounds that there have been two dismissed appeals for residential development adjacent to the site.
- 10.19 Having regard to all of the above, it is considered that the proposal, even when viewed in context with development approved in 2014 (varied in 2015), would be visually acceptable and satisfactory in design. The development therefore complies with saved policies D1, D2 and D8 of the adopted Welwyn Hatfield District Plan 2005, the adopted Supplementary Design Guide and Section 7 of the NPPF.

3. The potential impact on the residential amenity of adjoining neighbours

- 10.20 Policies D1 and R19 and the Supplementary Design Guidance aim to preserve neighbouring amenity. In addition, guidance in paragraph 17 of the NPPF is to always seek to secure high quality design and good standard of amenity for all existing and future occupiers of land and buildings.
- 10.21 The proposed dwelling would have a maximum height of approximately 6.6m and would be positioned approximately 11.5m away from the rear elevation of No. 17 Kingsmead. Though this unit would be visible from rear windows at this neighbouring unit and rear amenity space which benefits the property, it is considered the build and form of the unit (which would comprise a roof pitching away from No. 17 Kingsmead) and the positioning of this proposed dwelling would not result in significant and demonstrable harm to the living conditions of the occupants of No. 17 Kingsmead, in terms of overbearing, overshadowing and loss of light.
- 10.22 With regards to the privacy of No. 17 Kingsmead, it is noted that there would be a first floor dormer window within the north eastern elevation of the proposed unit. This window would be approximately 14.7m away from the rear elevation of this neighbouring dwelling. Though this window would be visible from the rear elevation and amenity space of No. 17 Kingsmead, given the distance to this neighbouring property, it would not result in a significant impression of overlooking. Furthermore, half of this dormer window would be covered by a grey panel and there would be a 'privacy screen' dividing this

window. This would prevent direct views from this window of the private primary amenity space which benefits No. 17 Kingsmead.

- 10.23 Overall, it is considered that the proposed unit would not result in significant overlooking of No. 17 Kingsmead. It is, however, recommended that a condition be imposed ensuring the retention of the above mentioned 'privacy screen' to ensure that the development retains the privacy of this neighbouring dwelling in perpetuity. Furthermore, as discussed above, it is recommended that permitted development rights for Schedule 2, Part 1, Class A be removed. This would allow the Local Planning Authority to assess the impacts of any window that might be proposed in the future within this dormer window post completion of the development.
- 10.24 Turning to No. 21 Kingsmead, the proposed unit would be approximately 22m away from this existing dwelling. Taking this distance into account, and as the proposed dwelling would not afford direct views of the private primary amenity space which benefits No. 21 Kingsmead, it is considered that the build, form and positioning of the proposed dwelling would not result in significant harm to the living conditions of the occupants of this neighbouring unit, in terms of overbearing, overlooking and loss of light.
- 10.25 Furthermore, the proposed unit would also be in excess of 30m from neighbouring dwellings to the south and south east of the site. As such, it is not considered that the development would result in harm to the living conditions of the occupants of these neighbouring units.
- 10.26 As discussed above, it is acknowledged that there has been a recent approval for the construction of four units immediately to the west of the application site. This development has commenced, though is not completed, and the closest dwelling to be constructed in accordance with this recent approval would be approximately 15.8m away from the proposed unit. Taking this into account, and as there are only roof lights within the south western elevation of the proposed unit, it is not considered that the proposed dwelling would result in significant harm to the living conditions of the units approved under application ref. 6/2015/2277/VAR, in terms of overlooking, overbearing and loss of light.
- 10.27 With regards to noise and disturbance, the proposed dwelling would utilise an access approved under application 6/2015/2277/VAR, which would itself serve four recently approved dwellings. Though the proposed parking area would be adjacent to the rear garden of No. 17 Kingsmead, it is not considered that one additional dwelling using the access to four approved units would result in significant harm to the living conditions of neighbouring dwellings, in terms of noise and disturbance, when compared to the above mentioned approved development. As such, a refusal on these grounds alone would not be reasonable.
- 10.28 Turning to the amenity the dwelling would afford future occupants, given the relationship with existing surrounding units and those to be constructed under planning permission ref. 6/2015/2277/VAR, and also as the ground floor room

adjacent to the south eastern boundary of the site is a garage and is therefore not a habitable room, it is considered that the proposal would afford adequate living conditions in terms of outlook and provision of light. Furthermore, the proposal would afford in excess of 80m² of usable external amenity space and is therefore acceptable in this regard. It is also acknowledged that the proposal would result in a reduction of the garden which benefits No. 17 Kingsmead. However, this neighbouring unit would still have in excess of 130m² of external amenity space.

10.29 Having regard to all of the above, subject to relevant conditions, it is considered that the development would not detrimentally impact upon the living conditions of the occupiers of neighbouring properties, in terms of overbearing, overlooking, loss of light and noise and disturbance. Furthermore, the proposal would provide adequate amenity for future occupiers of the proposed dwelling. The development is therefore in accordance with policies D1 and R19, the Supplementary Design Guidance and the relevant paragraphs of the Framework.

4. Highway Safety and Parking Provision (M14 & NPPF)

10.30 Paragraph 39 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. Saved policy M14 of the District Plan and the Parking Standards SPG use maximum standards and are not consistent with the framework 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.

10.31 The proposed unit would benefit from a garage and two off-road parking spaces. As such, and given that there is a secure garden in which to store bicycles, it is considered parking provision is acceptable for the proposed four bedroom unit.

10.32 Turning to highway safety, the proposal introduces a further dwelling to the parcel of land that will cumulatively host five units. On discussion with Hertfordshire County Council Transport, Programmes and Strategy, it is considered that the access to this parcel of land would be appropriate to serve this level of development. Additionally, the proposal would not result in an unacceptable additional impact in terms of traffic in Kingsmead, or – in turn – onto Plough Hill and the wider highways network.

10.33 Notwithstanding the above, it is noted that the proposed parking arrangement, though usable, may encourage the occupiers of the proposed unit to reverse out of the application site, which may be prejudicial to pedestrian safety. However, there would be adequate visibility from the new driveway which would sufficiently minimise this risk and this visibility could be adequately managed through the use of low level planting (which itself would

be managed through the above mentioned condition requesting a Landscaping Plan).

- 10.34 Having regard to the above, as it is considered that additional vehicular traffic resulting from the proposal could be accommodated on the surrounding highway network and that the development would not be prejudicial to pedestrian or highway safety, the proposal is acceptable in this regard. It is, however, considered reasonable to impose a condition requiring the submission of a plan illustrating an area of parking and storage and delivery of materials associated with the construction of this development within the application site prior to works commencing. This would ensure that the development remains acceptable in terms of highway safety during the construction phase.

5. Other Material Planning Considerations

- 10.35 *i) Refuse and Recycling Storage (D1 & IM2 & M4)*
The Council has adopted a Supplementary Planning Document 'Planning Obligations' which may require a development to provide financial contributions for new bins and recycling facilities. Welwyn Hatfield Borough Council Client Services have been consulted and have raised no objection to the proposal and have not requested a financial contribution. On this basis, it is considered that the refuse and recycling for the proposed unit can be incorporated into the existing service and the proposal, therefore, complies with local planning policy D1 in this regard.
- 10.36 *ii) Protected Species (R11 & NPPF)*
The presence of protected species is a material consideration, in accordance with the National Planning Policy Framework (paragraphs 118-119), Natural Environment & Rural Communities (NERC) Act 2006 (section 40), Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations 2010 as well as Circular 06/05. Furthermore, Policy R11 requires developments to contribute positively to biodiversity.
- 10.37 There are no records of protected or endangered species at the site and the area is not within a locally identified Wildlife Site. Taking this into account, it is considered that the proposal is unlikely to result in significant harm to the biodiversity of the area and the development, therefore, would not be contrary to saved Policy R11 and the relevant paragraphs of the NPPF in this regard.
- 10.38 *iii) Flooding and Drainage (R7)*
Policy R7 seeks to ensure that developments do not have detrimental impacts upon ground and surface water. With regards to Environment Agency flood mapping, the application site is not sited within Flood Zone 2 or Flood Zone 3, indicating a very low probability of flooding. Furthermore, the application site is not located within an area with identified surface water drainage problems. Furthermore, Thames Water has been consulted and are not opposed to the proposal. On this basis, it is considered that the proposal would not result in significant detrimental impacts upon ground and surface

water within the immediate area and the development, therefore, complies with saved policy R7 of the Welwyn Hatfield District Plan.

11. Conclusion

- 11.1 The proposal would not be contrary to policies GBSP1, GBSP2, H1, H2 and SD1, represents sustainable social, economic and environmental development and there is no compelling objection to the principle of this site for residential purposes in purely land use terms.
- 11.2 The impacts of the proposal have also been considered on the visual amenity of the area, on the amenity of neighbouring dwellings and on other relevant material considerations. It has been concluded that the proposal is acceptable in terms of the above. As such, the development is in accordance with the relevant policies of the adopted Welwyn Hatfield District Plan 2005, the adopted Supplementary Design Guide and with the NPPF.

12. Recommendation

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

1. Development constructed and maintained in accordance with approved plans and details: PL 01 Rev A & PL 02 & PL 03 & PL 04 & PL 05 received and dated 23 February 2016.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

3. No development shall take place until further 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. Subsequently, these works shall be in addition to those shown on the approved plans and shall be carried out as approved. The landscaping details to be submitted shall include:-

- a) means of enclosure and boundary treatments;
- b) existing and proposed finished levels and finished floor levels of the dwelling;
- c) planting plans, including specifications of species, sizes, planting centres, number and percentage mix;
- d) details for all hard surfacing

e) a tree protection statement demonstrating how vegetation within and adjacent to the site will be protected during construction and a plan identifying areas where no chemical or materials or equipment will be stored, mixed or prepared and no fires or site washings within the RPA of the tree or under the canopy spread whichever is the greater.

f) A landscape maintenance plan demonstrating how any dead or damaged vegetation will be replaced over a five year period.

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 Policy D8 of the Welwyn Hatfield District Plan 2005

4. All planting, seeding or turfing and soil preparation comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following first occupation of the building; and any trees or plants which within a period of five 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, unless the Local Planning Authority gives written approval to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Classes A, B and E of Part 1 of Schedule 2 shall take place.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of residential and visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

6. The partially obscured first floor dormer window on the north eastern side elevation of the dwelling and associated 'privacy screen', as detailed on drawing numbers PL 03 and PL 04, shall be installed in full prior to the first occupation of the dwelling hereby permitted and shall be retained in perpetuity.

REASON: In the interests of the privacy of the occupants of surrounding neighbouring properties, namely No. 17 Kingsmead, in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

7. Prior to commencement of the development hereby permitted an area of parking and storage and delivery of materials associated with the construction

of this development shall be provided within the site in accordance with details to be submitted to and approved by the Local Planning Authority.

REASON: In the interest of highway safety and free and safe flow of traffic, in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 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 inspected at these offices).

INFORMATIVES

1. The development will involve the numbering of properties and naming new streets. The applicant **MUST** contact Welwyn Hatfield Borough Council, Transportation (Patrycja Kowalczyk 01707 357546 before any name or number is proposed. This is a requirement of the Public Health Act 1875 and Public Health (Amendment) Act 1907.

2. For Birds, the removal of trees & shrubs should be avoided during the breeding season (March to September inclusive). If this is not possible then a search of the area should be made by a suitably experienced Ecologist and if active nests are found, then clearance must be delayed until the nesting period has finished.

3. Any external lighting scheme should be designed to minimise light spill, in particular directing light away from the boundary vegetation to ensure dark corridors remain for use by wildlife as well as directing lighting away from potential roost / nesting sites.

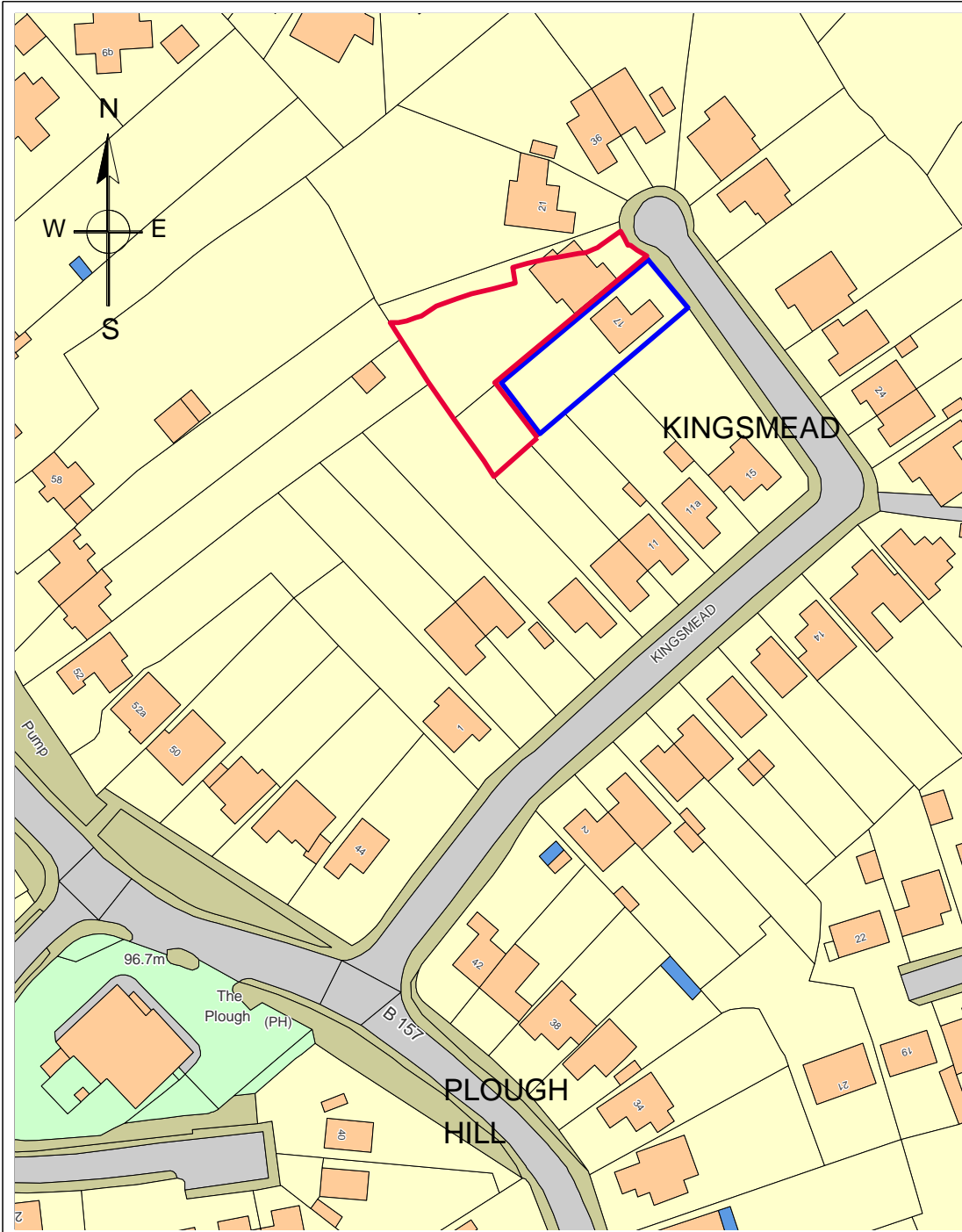
4. Soft landscaping - new trees and shrubs should be predominantly native species, particularly those that bear blossom and fruit (berries) to support local wildlife. Where non-native species are used they should be beneficial to biodiversity, providing a food source or habitat for wildlife.


5. Biodiversity enhancements could be incorporated into the development proposal. These could be in form of bat and bird boxes in trees, integrated bat roost units (bricks and tubes) in buildings, refuge habitats (e.g. log piles, hibernacula) for reptiles at the site boundaries. These should be considered at an early stage to avoid potential conflict with any external lighting plans. Advice on type and location of habitat structures should be sought from an ecologist.

Matthew Heron, (Strategy and Development)

Date: 28 April 2016

Expiry Date: 27 May 2016



 Council Offices, The Campus, Welwyn Garden City, Herts. AL8 6AE	Title: Land to the rear and adjacent to 17 Kingsmead, Cuffley		Scale: DNS
	Project: DMC Meeting		Date: 2016
		Drawing Number: 6/2016/0291/FULL	Drawn: Andrew Windscheffel
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