

Part I

Main author: Lisa Hughes

Executive Member: Councillor Perkins

WELWYN HATFIELD BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE – 13 OCTOBER 2016  
REPORT OF THE EXECUTIVE DIRECTOR

PLANNING UPDATE – FUTURE PLANNING APPLICATIONS

**1 Introduction**

- 1.1 This report is for the Development Management Committee to provide a summary of applications that might be presented to Committee over the next one or two months. If the call-in or application is withdrawn, the item will not be presented.
- 1.2 The applications should not be debated as part of this agenda, however any Councillor wishing to raise specific points about the proposal – such as a need for planning obligations or issue(s) that might not readily be apparent from the proposal or constraints of the site, may do so and the case officer will consider, where they are planning considerations, these matters raised as part of the future Committee report.

**2 Recommendation**

- 2.1 That Members note this report.

Name of author  
Title

Lisa Hughes x2247  
Development Management Service Manager



A. REFERENCE NO. 6/2016/1659/HOUSE

ADDRESS: 84 HIGH DELLS, HATFIELD, AL10 9HU

DESCRIPTION OF DEVELOPMENT: PART TWO STOREY PART SINGLE STOREY SIDE AND REAR EXTENSION

APPLICANT: MR M DUR

(Hatfield South West)

**1. REASON FOR COMMITTEE CONSIDERATION:**

- 1.1 This application is to be presented to the Development Management Committee because Hatfield Town Council has objected to the proposal.

**2. SITE DESIGNATION:**

- 2.1 The site lies within the Hatfield as designated in the Welwyn Hatfield District Plan 2005.


**3. KEY ISSUES FOR CONSIDERATION**

- 3.1 They key issues for consideration with this application are:
- (a) Whether the proposal is overdevelopment of the site
  - (b) Impact on the character and appearance of the street scene and surrounding area
  - (c) Whether the development is subordinate and respects the host dwelling
  - (d) Quality of design
  - (e) Impact on neighbouring properties
  - (f) Parking Impacts

**4. CASE OFFICER**

- 4.1 The case officer dealing with this application is Lucy Hale.



 Council Offices, The Campus, Welwyn Garden City, Herts. AL8 6AE	Title: <b>84 High Dells, Hatfield</b>	Scale: DNS
	Project: DMC Meeting	Date: 2016
Drawing Number: 6/2016/1659/HOUSE		Drawn: Andrew Windscheffel
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B. REFERENCE NO.6/206/1778/FULL

ADDRESS: 11 BROOKMANS AVENUE, BROOKMANS PARK, HATFIELD, AL9 7QH

DESCRIPTION OF DEVELOPMENT: ERECTION OF REPLACEMENT BUILDING CONTAINING 5 FLATS WITH FORECOURT PARKING FOLLOWING DEMOLITION OF EXISTING HOUSE

APPLICANT: MR & MRS S MORRIS

(Brookmans Park & Little Heath)

**1. REASON FOR COMMITTEE CONSIDERATION:**

- 1.1 This application is to be presented to the Development Management Committee because Councillor Boulton has called the application in.

**2. SITE DESIGNATION:**

- 2.1 The site lies within the specified settlement of Brookmans Park as designated in the Welwyn Hatfield District Plan 2005.


**3. KEY ISSUES FOR CONSIDERATION**

- 3.1 They key issues for consideration with this application are:
- (a) The acceptability in principle of residential development in regards to sustainability
  - (b) Quality of design and impact on the character and appearance of the surrounding area
  - (c) Impact on the amenity and living conditions of neighbouring occupiers
  - (d) Impact on highway safety, parking provision and cycle storage

**4. CASE OFFICER**

- 4.1 The case officer dealing with this application is Mark Peacock.



 <p><b>WELWYN HATFIELD</b> Council Offices, The Campus, Welwyn Garden City, Herts. AL8 6AE</p>	<b>Title:</b> 11 Brookmans Avenue, Brookmans Park		<b>Scale:</b> DNS
	<b>Project:</b> DMC Meeting		<b>Date:</b> 2016
		<b>Drawing Number:</b>	<b>Drawn:</b> Andrew Windscheffel
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C. REFERENCE NO. 6/2016/1647/MAJ

ADDRESS: ENCORE HOUSE, 51 GREAT NORTH ROAD, HATFIELD, AL9 5EN

DESCRIPTION OF DEVELOPMENT: CHANGE OF USE FROM B1A (OFFICE) TO C3 (RESIDENTIAL) AND ERECTION OF TWO STOREY SIDE EXTENSION TO FORM 24 RESIDENTIAL UNITS COMPRISING 12 ONE-BEDROOM AND 12 TWO-BEDROOM APARTMENTS

APPLICANT: MR M QUINN, ALDENHAM RESIDENTIAL PROPERTY DEVELOPMENT

(Hatfield East)

**1. REASON FOR COMMITTEE CONSIDERATION:**

- 2.1 This application is to be presented to the Development Management Committee because the proposed development would represent a departure from the development plan.

**2. SITE DESIGNATION:**

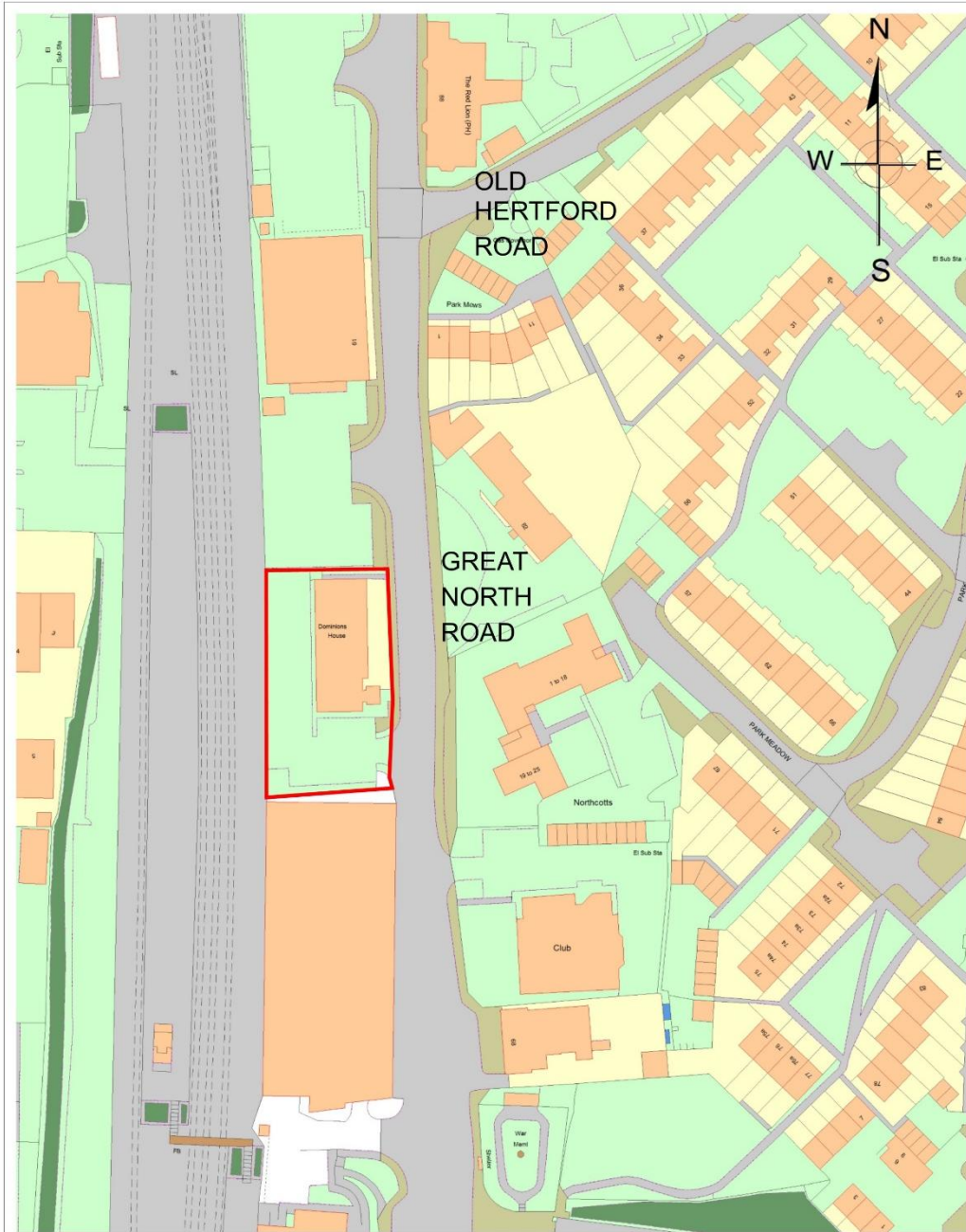
- 2.1 The site lies within the Hatfield as designated in the Welwyn Hatfield District Plan 2005.

**3. KEY ISSUES FOR CONSIDERATION**

- 3.1 They key issues for consideration with this application are
- (a) The acceptability in principle of residential development
  - (b) Quality of design and impact on the character and appearance of the surrounding area including designated heritage assets
  - (c) Impact on the amenity and living conditions of neighbouring occupiers
  - (d) Impact on highway safety, parking provision and cycle storage
  - (e) Other material planning considerations
    - i) Contaminated Land
    - ii) Flood Risk / Surface Water Flooding
    - iii) Planning Obligations

**4. CASE OFFICER**

- 4.1 The case officer dealing with this application is Mark Peacock.



Council Offices, The Campus,  
Welwyn Garden City, Herts. AL8 6AE

Title: **Encore House, 51 Great North Road, Hatfield**

Scale: **DNS**

Date: **2016**

Project: **DMC Meeting**

Drawing Number:

Drawn: **Andrew Windscheffel**

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