

Part I

Executive Member: Councillor Perkins

WELWYN HATFIELD BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE – 1 FEBRUARY 2018  
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING AND GOVERNANCE)

6/2016/0900/FULL

111 THE RYDE, HATFIELD, AL9 5DP

CHANGE OF USE TO SUI-GENERIS LARGE HOUSE IN MULTIPLE OCCUPATION (HMO) FOR UP TO 9 OCCUPANTS

APPLICANT: Mr I Kabala

(Hatfield East)

**1 Site Description**

- 1.1 The application site comprises a two storey detached house and gardens at No 111 The Ryde, Hatfield. The Ryde is a residential enclave in the North of Hatfield town, which is accessed from the A1000. The property has been previously extended (S6/2008/2129/FP) with a single-storey rear extension across the full width of the house and a two-storey side extension (northern side) and a flat-roofed, attached car port on the southern side (S6/1996/0850/FP). The roof of the two-storey element is pitched, while the roofs of the single-storey side and rear extensions are flat.
- 1.2 The building is currently in use as a large HMO. It has been converted and contains four bedsits with en-suite kitchenettes and bathrooms, three individual bedrooms, a shared bathroom at first floor and a shared kitchen at ground floor. At present there are seven people in the bedsits and three in the separate bedrooms, totalling ten.
- 1.3 The site frontage is hard surfaced and there is one dropped kerb on the northern side of the site. There is a street tree on the verge, level with the southern boundary of the site.
- 1.4 The houses at no 109 and 113 are both detached buildings, originally of a similar style to No 111. The rear garden of No 5 Highlands abuts the rear boundary of the application site.
- 1.5 The area is characterised by detached and semi-detached /linked houses set back from the road behind front gardens. The site frontages are generally open with hardstandings and planting. The Ryde has a grass verge (planted with street trees) and footpath on both sides of the road. The road is subject to parking controls for an hour on weekday mornings to deter commuter parking.

**2 The Proposal**

- 2.1 Retrospective planning permission is sought for the change of use from Class C3 (single family dwelling) to sui generis (Large HMO for up to nine residents).
- 2.2 The proposal involves alterations to the existing layout. The changes include converting the front ground floor bedroom into a communal kitchen and dining room, reducing the number of occupants to nine. The proposal includes:
  - shared use of the garden (accessed through the existing galley kitchen)
  - six parking spaces on the hard-surfaced site frontage
  - conversion of the car port into a garage - includes alterations to southern boundary with No 109 The Ryde- replacing fence with a 3m high wall.

### **3 Reason for Committee Consideration**

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

### **4 Relevant Planning History**

- 4.1 ENF/2016/0332 - Unauthorised large marquee in rear garden and change of use to large HMO. Removal of marquee requested and complied with.
- 4.2 ENF/2015/0257 - Building works started without planning permission, works not PD and change of use to large HMO. Invitation to apply for planning permission. Current application submitted.
- 4.3 S6/2008/2129/FP - Erection of part single-storey and part two-storey side and rear extensions. Granted 6.1.2009.
- 4.4 S6/2008/0336/FP - Erection of part single storey and part two storey side and rear extensions. Refused 16.4.2008.
- 4.5 S6/2007/1467/FP - Erection of a single storey side and rear extension and a first floor side extension. Withdrawn 23.10.2007.
- 4.6 S6/2007/1124/FP - Erection of single storey rear and two first floor side extensions. Refused 19.9.2007.
- 4.7 S6/2007/0735/FP - Erection of a single storey rear and first floor side extension. Refused 9.7.2007.
- 4.8 S6/2007/0278/FP - Erection of single storey and two storey side extension plus single storey rear extension and a first floor side extension. Refused 28.3.2007.
- 4.9 S6/1996/0850/FP – Erection of a car port. Granted 16.1.1997.
- 4.10 S6/1996/0733/LU – Erection of a car port. Withdrawn 25.10.1996.
- 4.11 S6/1979/0032 – Ground floor extension to provide a garage. Granted 9.2.1979.

### **5 Relevant Planning Policy**

- 5.1 National Planning Policy Framework
- 5.2 Welwyn Hatfield District Plan 2005

- 5.3 Supplementary Design Guidance, February 2005 (Statement of Council Policy)
- 5.4 Supplementary Planning Guidance, Parking Standards, January 2004
- 5.5 Interim Policy for Car Parking Standards and Garage Sizes, August 2014
- 5.6 Planning Obligations, Supplementary Planning Document, February 2012
- 5.7 Houses in Multiple Occupation, Supplementary Planning Document, February 2012

## 6 **Site Designation**

- 6.1 The site lies within the settlement of Hatfield Town as designated in the Welwyn Hatfield District Plan 2005. It is covered by the Hatfield Town Article 4 Direction restricting changes of use from C3 (single dwelling) to Use Class C4 (HMO's).

## 7 **Representations Received**

- 7.1 The application was advertised by means of neighbour notification letters. The table below details the number of parties who have responded to the application, together with the statutory timescales. Responses received after these dates below are also considered as part of the application. Any numbers under 'other' represents comments received which are neither objections nor support but raise, in the main, general questions.

<b>Neighbour Notifications</b>			
<b>Statutory advertising period</b>	Initial advertising		
	Neighbour Expiry Date 13 July 2016		
<b>Neighbour Responses</b>	Support:0	Object: 24	Other: 0
	Petitions: 0		Signatures: 0

- 7.2 Objections were received from a total of 24 properties at No's 13, 28, 37, 40, 46, 50, 52, 54, 80, 84, 87, 88, 107, 109, 113, 119, 127 and 147 The Ryde, 1 Sunnyfield, 8 Stag Green Avenue, 20 The Holdings, 1 and 5 Highlands, and 3 Lodge Drive. Their comments may be summarised as:

- Covenant on the property requires it to remain a single family dwelling
- Proposal would result in more than ten people living on site
- Proposal would set a precedent for other HMO's in this area
- Hatfield will turn into one giant hall of residence for university students
- HMO changes the quiet, family character of the area
- Commercial uses not appropriate in residential area of special character
- Devalue and overcrowd the estate
- Impact on the historic environment and Listed Cockaigne houses
- May have a damaging effect on school
- Unclear from plans whether Internal Layout Standards are met

- Rear patio may become a further extension
- Alterations have been made to the car port - is this to be additional accommodation?
- Implemented extensions do not match the approved extension plans
- Overdevelopment of site
- Flat roof over rear extension should not be used as a roof terrace
- The rear garden is not well-maintained
- Dog noise
- Increased traffic movements
- Inadequate on-site parking for the number of rooms/ten adults
- Parking on the street creates clutter on street and noise late at night
- Car repairs on the forecourt
- Loss of sympathetic landscaping on the site frontage – required by covenant?
- Access to the car parking spaces is unclear
- Cycle parking provisions are not shown
- Additional bin capacity is required and storage shown on plans

## **8 Consultations Received**

- 8.1 **Welwyn Hatfield Borough Council, Corporate Property** – objection regarding covenant restricting use to a single family dwelling for which no release has been negotiated.
- 8.2 **Welwyn Hatfield Borough Council, Client Services** – no response received
- 8.3 **Welwyn Hatfield Borough Council Private Sector Housing** – Comments that the communal kitchen and dining facilities are not adequate. One room should be converted to a communal kitchen/diner. Alterations are needed to the windows in the rear left hand room.
- 8.4 **Welwyn Hatfield Borough Council, Landscapes Department** – no objection. Comments that much of front garden is hardstanding for parking.
- 8.5 **Welwyn Hatfield Borough Council, Public Health and Protection Department** – No objection. Potential for noise but no complaints received. Future noise issues would be dealt with under Environmental Protection Act 1990. Advised applicant to contact Private Sector Housing Team with regard to Housing Legislation and Client Services with regard to bin capacity. Recommend informatives over noise, sound insulation (Building Regulations Matter) and other relevant regulations.
- 8.6 **Welwyn Hatfield Borough Council, Building Regulations** – comments that large HMO's (more than six residents) are covered by higher standards of sound insulation (Approved Document E1) and fire safety, which will need to be complied with under the Building Regulations. A full plans Building Regulations application will be necessary. Pre-application advice can be provided.
- 8.7 **Hertfordshire County Council - Transportation Programmes and Strategies** – No objection. Comments that the parking spaces are not marked and on-site parking is a matter for the planning authority.

## **9 Town / Parish Council Representations**

- 9.1 Hatfield Town Council objected to the application as follows:

*“There is insufficient parking for this use, the development is cramped, insufficient welfare amenities for the number of occupants and this Council supports the Borough’s Corporate Property Department in their objection regarding the covenants in place. Approving this application would set a bad precedent for HMO’s in this area.”*

## **10 Analysis**

10.1 The main planning issues to be considered are:

- 1. Principle of the change of use to HMO (H4 (Conversion of Residential Accommodation), SPD 2012 HMO1)**
- 2. Features high quality design which incorporates the design principles of the plan and Supplementary Design Guidance (GBSP1, GBSP2, D1, HMO5)**
- 3. Respects and relates to the character and context of the area, as a minimum maintaining and where possible enhancing or improving the character of the existing area (D2)**
- 4. Impact on neighbouring occupiers (D1, SDG)**
- 5. Other Relevant Planning Matters**
  - (i) Highways and parking (M14, HMO2, HMO3)**
  - (ii) Refuse and recycling (HMO4)**
  - (iii) Landscaping (D8)**
  - (iv) Flood Risk (HMO6)**

### **1. Principle of the change of use to HMO**

10.2 A key national housing objective is the creation of mixed sustainable and inclusive communities with a variety of housing stock for a mix of different households. Within Welwyn Hatfield, houses in multiple occupation provide a valuable supply of private rented accommodation for professionals in employment, students and people on benefits. HMO’s are one of the most affordable forms of accommodation in the private sector.

10.3 There are high concentrations of HMO’s in parts of Hatfield, which can result in an imbalance in local communities that are not inclusive and do not create sustainable communities.

10.4 The Houses in Multiple Occupancy Supplementary Planning Document (HMO SPD 2012) sets out the Council’s objective to retain a balance of different housing types and sets out the Policies/criteria for achieving this aim. The SPD has been informed by extensive public consultation. Section 5.2 of the HMO SPD establishes that a change of use from C3 to a large HMO (Sui Generis) will be determined in relation to all the Criteria in the SPD (Policies HMO1 to HMO6).

10.5 Criterion HMO1 of the SPD sets a benchmark for determining whether there is an overconcentration of HMO’s within an area. Under this Policy, applications for change of use to an HMO will not be permitted where the proportion of HMO’s would exceed 20% of the total number of dwellings within a 50m radius of the centre of the application property. This criterion enables the Council to manage future changes in land use and to ensure that the surrounding area is

not adversely affected by new HMO's. The 20% concentration level has been selected to prevent concentrations that result in an adverse impact but still allows a number of new HMO's to meet future need. The Policy does not intend to prevent new HMO's from being created per se.

- 10.6 The Council's information sources (licensed HMO's, enforcement records, Council tax records for student exemption, resident representations and databases of HMO's) show that of eleven other properties within the 50m radius, there are no other HMO's. The proportion of HMO's including the current application proposal is 8.3%, which is below the threshold of 20%. The proposal is, therefore, compliant with criterion HMO1 of the HMO SPD 2012.
- 10.7 Residents have raised the issue of covenants. The Council's Property Department also makes this comment as a beneficiary of the covenants on the land. However, this is not a material planning consideration and cannot constitute a reason for refusing the application. This matter would need to be pursued through channels other than the planning application process.
- 10.8 Other Policy considerations and standards will need to be satisfactorily addressed.

## **2. Design**

- 10.9 Policy HMO5 of the SPD 2012 provides standards for HMO's which applications for this use are expected to be met to demonstrate that the layout and design are suitable for the proposed use and number of units/occupants. These standards cover internal layout standards, external amenity space, drying area and entrance.
- 10.10 In terms of internal layout, the size of each unit depends upon the number of people occupying and whether there is a separate or included kitchen. Para 5.23 of the SPD makes clear that a communal room will normally be expected in a house of multiple occupation. Appendix 2 of the SPD sets out that units with their own kitchens (the larger bedsit type of units) should be at least 11sqm for single occupation and 16sqm for double occupation. Units that do not have their own kitchen area but use a shared separate kitchen should have floor areas of at least 8sqm for single occupation and 13sqm for double occupation. Shared facilities should be provided as follows: a shared kitchen for up to five people should be 6sqm and dining living area 8.5sqm (14.5sqm in total). For 6 to 10 people the kitchen should be 11sqm and lounge/diner of 12.5sqm. These areas exclude en-suite or separate bathrooms and W/C's.
- 10.11 In the current proposal the four bedsits include their own kitchenette:
- Bedsit 01=16.75sqm (two person),
- Bedsit 02= 35sqm (1 person – the owner),
- Bedsit 03=16sqm (two person),
- Bedsit 04=27sqm (two person).
- These meet the standards set out in the paragraph above.
- 10.12 The two bedrooms on the first floor do not contain kitchen or bathroom/WC facilities;

Bedroom 01=14sqm for one person and

Bedroom 02=12sqm for one person.

These bedrooms are an adequate size. The kitchen/utility room is 6.7sqm and the lounge/kitchen/diner is 16sqm – total 22.7sqm (which meets the requirement for 14.5sqm). The shower room on the first floor is adequate in size (4.6sqm) to serve the two single bedrooms.

- 10.13 With regard to external amenity space, the SPD requires 20sqm for up to three occupants plus 1sqm for each additional occupant. The current proposal for nine residents, therefore, requires 26sqm of communal external amenity space available for all occupants to use. This area should be kept free of car parking, cycle parking, waste recycling and compost bins and drying areas. The rear garden measures approximately 230sqm and is accessed through the galley kitchen at the rear of the house (as well as separately from Bedsits 01 and 02 via patio doors). There is ample space to meet the required standard while keeping the amenity area separate from cycle parking, waste storage and drying areas. Subject to the designation of specific areas within the site for these other uses, the proposed amenity space provisions comfortably meet the requirements of the SPD in this respect.
- 10.14 The main entrance to the property for all occupants is through the front door. No alterations are proposed to this arrangement. This element complies with the criteria in the SPD which seeks to retain the use of main entrance doors for all occupants in order to protect the character of the area and meet the requirements of Secured by Design.
- 10.15 The proposal also includes a minor alteration of the rear elevation to introduce an opening window in place of a fixed pane at ground floor level to one of the bedsits. The alteration is to comply with the Housing Regulations and does not involve enlargement of the opening.
- 10.16 The proposal includes altering the existing car port to a garage. This involves installing a solid wall on the east boundary with No 109 The Ryde to a height of 3.3m in the place of a 2m high fence. This enclosed storage facility would provide space for secure cycle parking and bin storage for residents of the house. The garage would not provide additional tenancy units. The number of authorised occupants would be limited by conditions on the planning permission.
- 10.17 With regard to the internal layout of the property, Building Regulations Officers have advised that some alterations to the building may be required to comply with Fire Safety and Noise Regulations, for example fire separation between units and sound insulation. These issues would be dealt with separately under a full Building Regulations submission.

### **3. Character of the area**

- 10.18 Local Plan Policies D1 (Quality of Design), D2 (Character and Context) and GBSP2 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 area. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG 2005), which requires the impact of a development to be assessed having 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 2012) emphasises the importance of good design in context and, in particular, paragraph 64 states that 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.

- 10.19 While no extensions are proposed to the building the nature of the use would be changed from a single household dwelling. The enclave of The Ryde is typified by single household properties. According to Council-held records there are no other HMO's in the vicinity. The local vicinity is, therefore, predominantly single household dwellings. The proposal would introduce a different use within Use Class C than is currently represented in The Ryde. Neighbouring residents have commented that the area is residential and commercial uses are inappropriate. However, the proposed use would be residential and the principle focus accommodation for professionals/employed people. Given the scale of the proposal and predominance of single households the main character of the area would not be unduly affected. The owner retains a unit within the property for his own occupation. The proposed change of use of one property would not result in an overconcentration of such types of use in the vicinity such that it would adversely affect the character of the local area.
- 10.20 The proposed change of use may increase the number of occupants compared to a single family dwelling. However, the proposal does not involve any further extensions above those previously approved. It is a substantial distance from the Listed Cockaigne houses (230m) and is not considered to affect their setting. Overall the proposal is considered to be in keeping with the character of the area. The property has been assessed as providing sufficient space and facilities for the proposed number of occupants (nine people). The additional car parking on the site frontage has resulted in the hardstanding being extended. The trees along the west side boundary on the front of the site have been retained. The appearance of the site frontage is considered under the landscaping section of this report.

#### **4. Impact on Neighbours**

- 10.21 Policies D1 and R19 of the Welwyn Hatfield District Plan 2005 and the Supplementary Design Guidance 2005 aim to preserve neighbouring amenity. In addition, paragraph 17 of the NPPF seeks to secure high quality design and a good standard of amenity for all existing and future occupiers of land and buildings. The impacts on neighbouring residential amenity and living conditions are assessed in terms of overbearing impact, day and sun light and privacy/overlooking. Where changes of use occur issues of noise are also considered.
- 10.22 The properties most likely to be affected are Numbers 109 and 113 The Ryde. The proposal does not involve any extensions or alterations to the building fabric that might affect the light and privacy at neighbouring properties. The change of use would intensify the residential use of the site to some extent. Objections have been received from neighbouring occupiers regarding noise from car doors at night. Policy R19 states that uses which generate unacceptable noise would not be considered acceptable.
- 10.23 Public Health and Protection Department has been consulted and commented that they had received no complaints regarding the property. The proposed use is residential and is unlikely to give rise to significant or consistent levels of noise



that might cause a material disturbance or nuisance to surrounding residents to warrant refusal of the application on this basis.

- 10.24 The installation of a solid wall along the boundary with No 109 The Ryde to enclose the car port would involve an increase in the height of the boundary treatment to 3m when measured from the application site for a depth of 7.4m (aligned with the front and rear walls of the existing house at No 111). The land level at No 109 The Ryde is slightly higher than the application site so that the boundary wall would appear approximately 2.4m high from the side of the house at No 109. The wall would be positioned to the north of the area to the side of No 109 and this area is not used as a principal amenity area. The proposed wall would not, therefore, have a significant overbearing impact or result in loss of day or sunlight to habitable spaces and patio/amenity areas at No 109. The living conditions of No 109 would not be adversely affected by the proposed wall subject to it being constructed in appropriate materials. The living conditions of the occupants of No 113 would not be adversely impacted by this wall.

## **5. Other Relevant Matters**

### **i) Highways and Parking**

- 10.25 Paragraph 39 of the NPPF states that if setting local parking standards, Local Planning Authorities should take into account the accessibility of the site, 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 Supplementary Planning Document 2004 use maximum standards and are not consistent with the framework and are, therefore, afforded less weight. In light of the above, the Council has produced an interim policy for Car Parking Standards 2014 that states that parking provision will be assessed on a case-by-case basis and the existing maximum parking standards within the SPD should be taken as guidance only.
- 10.26 The standard set out in in Criterion HMO2 of the HMOSPD 2012 is 0.5 spaces per tenancy unit. The proposal contains six tenancy units. Accordingly the proposal on this basis requires three parking spaces. However, consideration can be given to the parking standards for bedsits. The parking standard for bedsits in the Car Parking SPD 2004 (in Zone 3) is 1.25 spaces per unit. There are four bedsit units in the house; giving rise to a requirement for 5 car parking spaces. The two separate HMO bedrooms give rise to a demand for one space – totalling 6 car parking spaces. The proposal therefore requires between three and six spaces.
- 10.27 The site frontage has a depth of 5.5m deepening to 6.5m, which allows cars to park perpendicular to the pavement. The site is 16m wide with a wide vehicle crossover from the carriageway of The Ryde. The hardstanding area can accommodate 6 spaces (14.4m at 2.4m wide each).
- 10.28 With regards to cycle parking, Criterion HMO3 of the HMOSPD2012 requires cycle parking to be provided on-site at a rate of one long-term space per tenancy unit. Half of the spaces must be secure and weatherproof. The car port/garage provides ample space for six cycle parking spaces. Provision of secure weatherproof spaces can be secured by condition on planning permission.

### **ii) Refuse and Recycling**

- 10.29 Criterion HMO4 of the HMOSPD2012 requires sufficient bin capacity for the number of occupants and for these to be stored outside the house on a hard level surface easily accessible from the kitchen and the road and screened from view at the side or rear of the property.
- 10.30 The existing refuse and recycling bins (3 in total) are stored on the site. There is capacity within the car port/garage to store the bins. This is within 7m of the back of the highway, the collection point that residents move them to on collection days. This location meets the requirements of Criteria HMO4. The reservation of sufficient space for the bins in the car port/garage can be secured by condition and this is recommended.

### **iii) Landscaping**

- 10.31 Saved Policy D8 of the Welwyn Hatfield District Plan 2005 requires landscaping to be an integral part of a development proposal. The forecourt of the property has been altered to increase the area of hardstanding across the width of the site. The character of The Ryde is typified by front garden areas that accommodate open car parking without front boundary fences or walls but softened with planting. It is considered that there is some space within the forecourt to provide some landscaping in addition to six parking spaces. Therefore, a condition is recommended to secure a landscaping scheme to soften the appearance of the site frontage in keeping with the surrounding area.

### **iv) Flood Risk**

- 10.32 The site is not in an area designated as at risk from flooding under the strategic Flood Risk Assessment either from fluvial or surface run-off sources. The proposal would not result in more people being at risk from flooding either in ground floor or first floor rooms. The proposal, therefore, complies with Criterion HMO6.

### **Conditions**

- 10.33 The National Planning Policy Guidance governs the use of conditions in planning and the power to impose conditions when granting planning permission is very wide. If used properly, conditions can enhance the quality of development and enable many development proposals to proceed where it would otherwise have been necessary to refuse planning permission. The objectives of planning, however, are best served when that power is exercised in such a way that conditions are clearly seen to be fair, reasonable and practicable. Conditions should only be imposed where they are both necessary and reasonable, as well as enforceable, precise and relevant both to planning and to the development to be permitted. In considering whether a particular condition is necessary, both officers and members should ask themselves whether planning permission would have to be refused if that condition were not to be imposed. If it would not, then the condition needs special and precise justification.
- 10.34 In this case the proposed change of use to sui generis (Large House in Multiple Occupancy) is only considered acceptable subject to conditions limiting the number of residents to nine, provision of on-site car parking spaces to be laid out within a reasonable timescale, provision of secure cycle parking for six cycles and bin storage in the garage and soft landscaping of the front garden. With regard to the alterations to the side wall of the garage a condition requiring the use of bricks to match the existing house is recommended.

## **11 Conclusion**

- 11.1 The proposed use would, in principle, be in accordance with Criteria HMO1 of the Houses in Multiple Occupancy Supplementary Planning Document 2012. The proposed use would continue to be residential and the change of use of one property would not result in an overconcentration of such types of use in the area. Given the scale of the proposal and predominance of single household dwellings in the vicinity, the main character of the area would not be unduly affected.
- 11.2 The proposed change of use to a large HMO (sui generis) was proposed for a maximum of nine residents. The scheme has been amended to provide more communal shared facilities in accordance with the Criteria HMO 5 at ground floor level in place of one of the bedrooms.
- 11.3 The proposal would provide adequate car and cycle parking and bin storage for the residents of the site in accordance with current policy. These shall be secured by condition. The appearance of the site shall be improved with soft landscaping scheme and the alterations to the car port shall be implemented in accordance with the submitted plans and using materials that match those of the existing house.

## **12 Recommendation**

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

1. Within 2 months of the grant of this planning permission the secure garage shall be installed/completed. The brickwork, roof covering, bond, mortar, detailing, guttering, soffits and other external decorations of the approved 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 with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

2. Notwithstanding the approved drawings, the site shall not be occupied by more than nine residents at any one time.

REASON: To ensure the accommodation is adequate to meet the needs of and provide adequate living conditions for the residents in accordance with Criterion HMO5 of the Houses in Multiple Occupation Supplementary Planning Document 2012 and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

3. Within two months of the grant of planning permission a scheme of car parking spaces for six cars on the front area of the site shall be submitted to the Local Planning Authority for approval in writing. The approved scheme shall be laid out, surfaced and marked out, within four months of the approval of that scheme and shall be retained permanently thereafter for the parking of vehicles for residents/occupiers of and visitors to the development permitted and shall not be used for any other purpose.

REASON: To ensure that the spaces are provided prior to the first occupation of the building for the use hereby permitted in the interests of

highway safety and residential amenity in accordance with the National Planning Policy Framework, Criterion HMO2 of the Houses in Multiple Occupation Supplementary Planning Document 2012 and Policies D1, D2 and M14 of the Welwyn Hatfield District Plan 2005.

4. Within two months of the grant of planning permission a scheme for the provision of bin storage and secure cycle parking for six cycles within the car port/garage on the site shall be submitted to the Local Planning Authority and approved in writing. The development shall not be carried out other than in accordance with the approved scheme and shall be maintained in that condition thereafter.

REASON: In order to ensure that there is adequate waste and recycling storage and provision for secure cycle storage within the application site, encouraging alternative modes of transport in accordance with Criteria HMO2 and HMO4 of the Houses in Multiple Occupation Supplementary Planning Document 2012 and Policies M6 and M8 of the Welwyn Hatfield District Plan 2005.

5. 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
		Site Plan	9 June 2016
		Block Plan	9 June 2016
		Existing Ground Floor Plan	9 June 2016
		Existing First Floor Plan	9 June 2016
1326 PL 02		Elevation Drawing 1326 PL 02	3 January 2018
1326 PL 01		Proposed Ground and First Floor Plans	3 January 2018

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

### **Summary of reasons for grant of permission**

The decision has also 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 applicant is advised to take account of the provisions of The Party Wall Act 1996 insofar as the carrying out of development affecting or in close proximity to a shared boundary.
2. 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.

*June Pagdin* (Strategy and Development)

Date 11.1.2018

Expiry Date 4<sup>th</sup> August 2016



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

Title: 111 The Ryde Hatfield		Scale: DNS
		Date: 2018
Project: DMC Committee	Drawing Number: 6/2016/0900/FULL	Drawn: Emma Graham
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