

Part I

Executive Member: Councillor S Boulton

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 21 JUNE 2018
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING
AND GOVERNANCE)

6/2018/0373/FULL

32 UPLAND DRIVE, BROOKMANS PARK, HATFIELD, AL9 6PT

ERECTION OF TWO DETACHED PROPERTIES FOLLOWING DEMOLITION OF
EXISTING DWELLING

APPLICANT: Mr & Mrs Orphanides

AGENT: Mr L Battersby

(Brookmans Park & Little Heath)

1 Site Description

- 1.1 The application site comprises a detached two storey dwelling located toward the northern end of the road with front driveway/garden and rear garden. The dwelling is finished in brick below a tiled pitched roof with gabled flanks.
- 1.2 Upland Drive is a private access road featuring a linear row of residential properties running parallel to the Great North Road (A1000), which is separated by a landscaped screen. The site is on the eastern edge of Brookmans Park, which is excluded from the Green Belt, as designated in the Local Plan.
- 1.3 Properties along Upland Drive are varied in style and include both bungalows and detached houses typically set well back from the road in landscaped gardens. Many properties have been extended and altered from their original form or replaced with larger dwellings. Planning permission has also recently been granted at 30 and 33 Upland Drive for the demolition of these dwellings and the subdivision of each plot to provide two dwellings (application: 6/2017/1422/FULL and 6/2015/2127/FULL respectively). The development at 30 is currently under construction whilst the two new dwellings at 33 have been completed.

2 The Proposal

- 2.1 Planning permission is sought for the erection of 2no. 5-bed dwellings following demolition of the existing dwelling.

3 Reason for Committee Consideration

- 3.1 This application is presented to the Development Management Committee because Councillor Jonathan Boulton has objected and called-in the application.

4 Relevant Planning History

- 4.1 Application number: 6/2016/0742/HOUSE
Decision: Granted
Decision date: 09 June 2016
Proposal: Erection of first floor side and front extension

- 4.2 Application number: S6/2003/1119/FP
Decision: Granted
Decision date: 23 September 2003
Proposal: Rear Conservatory

- 4.3 Application number: S6/2002/0436/FP
Decision: Granted
Decision date: 08 May 2002
Proposal: Erection of rear conservatory

- 4.4 Application number: S6/2000/0212/FP
Decision: Granted
Decision date: 27 March 2000
Proposal: Erection of two storey side extension

- 4.5 Application number: S6/1976/0663/
Decision: Granted
Decision date: 14 January 1977
Proposal: Two storey side extension

5 Relevant Planning Policy

- 5.1 National Planning Policy Framework 2012 (NPPF)
- 5.2 Welwyn Hatfield District Plan 2005 (Local 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)

6 Site Designation

6.1 The site lies within the specified settlement of Brookmans Park as designated with the Local Plan.

7 Representations Received

7.1 The application have been advertised by neighbour notification letters.

7.2 Numbers 6, 23 & 31 Upland Drive have objected to this proposal. Reasons for objection are summarised as follows:

- Objection on basis of refused applications for similar developments at numbers 16 & 20 Upland Drive
- Drainage issues as a result of development
- Potential for road damage
- S106 Agreement to improve substandard main drains which development will increase pressure on
- S106 Agreement for reimbursement of cost from potential damage to road
- Potential for road to be blocked by construction vehicles making it dangerous for pedestrians and other vehicles, especially emergency vehicles
- Height and weight restriction imposed for construction vehicles to prevent tree branches being damaged
- Condition to ensure construction vehicles and skips are kept within the site
- Concern of potential for burning of toxic waste as this was witnessed at a similar development at number 33.
- Lack of on-street parking
- Development contrary to original design of the street
- Design not in keeping with design of neighbouring properties
- Road not suitable for more housing development
- Overlooking and overshadowing concerns from number 31

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 **Councillor Jonathan Boulton** – Objection on grounds of effect on amenity of neighbours and character of the road.

8.3 **Welwyn Hatfield Borough Council (Client Services)** – No objection.

8.4 **Hertfordshire County Council Transport Programmes and Strategy (HCCTPS)** – No objection.

9 Parish Council Representations

9.1 North Mymms Parish Council – Comments stated as follows:

“...In accordance with decision for 20 Upland Drive, we concur that this is a very similar proposal in scale, massing, width, siting and that the design would appear cramped within the site and street scene. These properties would be highly visible from the A1000.”

10 Analysis

10.1 The main planning issues to be considered are:

- 1. Principle of development** (NPPF; Policies SD1, GBSP2, R1 and H2 of the Local Plan; Policies SP1, SP3 and SADM1 of the Emerging Local Plan)
- 2. Quality of design and impact on the character and appearance of the area** (NPPF; Policies D1, D2, D8, GBSP2 and SDG of the Local Plan; Policy SP9 of the Emerging Local Plan)
- 3. Impact on the living conditions of neighbouring occupiers and future occupiers** (NPPF; Policy D1 and SDG of the Local Plan; Policy SADM11 of the Emerging Local Plan)
- 4. Highway and parking considerations** (NPPF; Policies M14, SPG and Interim Car Parking Policy of the Local Plan; Policies SP4, SADM2 and SADM12 of the Emerging Local Plan)
- 5. Other considerations**
 - i) Refuse and recycling**
 - ii) Landscaping**
 - iii) Removal of permitted development rights**
 - iv) Other non-material neighbour representations**

1. Principle of development

10.2 The National Planning Policy Framework (NPPF) encourages the provision of more housing and states that applications should be considered in the context of the presumption in favour of sustainable development. Local planning authorities should encourage the effective use of land by reusing land that has been previously developed provided that it is not of high environmental value. Policy GBSP2 directs new development into the existing towns and specified settlements within the district, providing that it will be limited to that which is compatible with the maintenance and enhancement of their character and the maintenance of their Green Belt boundaries.

10.3 The site has not been allocated in the Local Plan for additional housing supply and as such comes forward as a windfall residential site where Policy H2 of the Local Plan applies. This policy states that all applications for windfall residential development will be assessed for potential and 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 Emerging Policy SADM1 is similar to Policy H2 but also includes criteria that a proposal would not result in disproportionate growth taking into account the position of a settlement within the settlement hierarchy and that the proposal would not undermine the delivery of allocated sites.
- 10.5 The application site is located within the large village of Brookmans Park as designated in the Welwyn Hatfield District Plan 2005. The site has previously been developed and currently contains a detached dwelling. Infrastructure has been developed to provide transport links for existing residents and there are services available in the village centre. The site is part of an existing residential area in a sustainable location and the development would not have an adverse impact upon the existing community. Therefore, the site meets the first four criteria of the policy. The fifth criteria relating to the physical and environmental constraints of the site is considered below in the following sections of this report. Additionally given the number of properties proposed this is not considered to impact on the criteria of Policy SADM 1.

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

- 10.6 Local Plan Policies D1 and D2 respectively require high quality design in all new development and for proposals to respect and relate to the character and context of their location, maintaining and where possible enhancing the character of the existing area. These policies are expanded upon in the Council's 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 building and area. Policy GBSP2 directs new development into the existing towns and specified settlements within the district, providing that it will be limited to that which is compatible with the maintenance and enhancement of their character. These policies are consistent with the design policies contained in the Emerging Local Plan and are broadly consistent with the NPPF, in particular, paragraph 17 which requires, amongst other things, that decision taking should always seek to secure high quality design.
- 10.7 The application site consists of a two storey detached dwelling approximately 16m wide and 15m deep with a maximum ridge height of approximately 7.5m. The property is situated on a generous sized plot measuring approximately 18.6m wide by 49m deep. The existing dwelling is set back approximately 11m from the front boundary on a similar line to the neighbouring houses.
- 10.8 Both proposed dwellings mimic each other in design terms. They would have a simple pitched roof form with front and rear gables. The front elevation

features a secondary set-down pitched roof gable which would accommodate a walk-out balcony from a bedroom. There would also be a dormer on each side roof slope (south east facing) which would facilitate headroom for the staircase to the second floor and provide additional sunlight/daylight to this part of the buildings. The dwellings would have a ridge height of approximately 9.1m, which is an increase in height of approximately 1.6m compared to the existing. Apart from the side facing dormer windows, the proposed dwellings would be very reflective to the 2no. 5-bed dwellings constructed next to the application site at 33 Upland Drive in terms of size, scale, form and massing. Whilst the proposed dwellings would be taller than the existing property at 31 by approximately 0.9m, this variation in itself would not result in the development appearing visually dominant in the streetscene. The pitched roof form helps to reduce the bulk and mass of the proposed dwellings and the proposed dormers would remain subservient to the resultant roofs.

- 10.9 The proposed dwelling would respect the front building line of the existing dwelling and be on a similar line to the neighbouring houses.
- 10.10 With regard to spacing, the Supplementary Design Guidance (SDG) outlines that a minimum of 1m must be maintained between first floors and boundaries (therefore 2m between neighbouring houses). It is good practice to apply this rule to new dwellings to ensure sufficient spacing is maintained to prevent overdevelopment across plot widths at first floor and the appearance of terracing in streets where spacing is typically more generous. In this case the flank walls of each dwelling would maintain between a 1.1m to 1.4m separation distance from side boundaries in accordance with the SDG.
- 10.11 In terms of appearance, the proposed dwelling would be faced in brickwork below plain clay roof tiling. Hanging tiles would also feature on both the front and rear gables and windows would be powder coated aluminium. Overall, the palette of materials would be in keeping with the style of other dwellings along Upland Drive. Precise details of external materials can be secured through a suitably worded planning condition.
- 10.12 Additionally, the proposed gardens are commensurate to the size and scale of the proposed dwellings.
- 10.13 Although the development would introduce notably more built form into the plot, the dwellings have been very carefully designed in term of siting, scale, bulk and massing so as not to appear cramped within the plot. The style of properties along Upland Drive is varied, which does allow for a degree of flexibility in terms of design of future development. It is considered for the above reasons that the proposed development would not appear dominant or obtrusive in its context and therefore the character of the area would as a minimum be maintained. Precise details of external materials can be secured through a planning condition. Accordingly, the proposed development is considered acceptable in this respect
- 10.14 It is also acknowledged that developments of a similar nature have both recently been granted and refused planning permission along Upland Drive.

Representations received raise concerns that this development would again not be in keeping with the streetscene which predominately features single detached dwellings on generous individual plots. One particular objection from a resident is based on previous objections to the refused applications for the re-development of 16 & 20 Upland Drive. It is however imperative to note that each planning application is unique and must be considered on its own merits. The reasons for refusal of the applications at both 16 & 20 Upland Drive are discussed in further detail below.

10.15 In the case of 16 Upland Drive (ref: 6/2017/1738/FULL), which sought the re-development of the site in a similar nature to that proposed, planning permission was refused by reason of the following:

- The dwellings would be sited 4.4m further forward than its neighbouring property at No.15, failing to respect the building line in this part of the street. This factor taken together with the height of the dwelling meant that they would appear visually dominant within the street-scene.
- The dwellings would not fully maintain a minimum separation distance of 1m between flank walls and boundaries, failing to respect the spacing between dwellings along the street.
- Overall, by virtue of the siting in relationship to the adjoining properties, scale and width of the proposed units, along with the reduction of spacing, the proposal would appear cramped within its site resulting over development which would be visually harmful to the character of the area.

10.16 In the case of 20 Upland Drive (ref: 6/2017/1617/FULL), which also sought the re-development of the site in a similar nature to that proposed, planning permission was refused by reason of the following:

- Height of the dwellings taken together with bulky projecting eaves and excessive roof forms would be visually dominant in the street-scene
- The dwellings would not maintain a minimum separation distance of 1m between the flank walls and boundaries (including the bulky projecting eaves), failing to respect the spacing between dwellings along the street.
- Overall, by virtue of the siting in relationship to the adjoining properties, scale and width of the proposed units along with the reduction of spacing, the proposal would appear unduly prominent and cramped within its site, resulting in over development which would be visually harmful to the character and appearance of the area.

10.17 The above refused applications, whilst similar in nature, are clearly materially different in specific design terms to the development proposed under this application. Consequently, a refusal of planning permission based on other refused applications on Upland Drive for developments of a similar nature would not be justified in this case.

2. Impact on living conditions of neighbouring occupiers and future occupiers

Living conditions of neighbouring occupiers

- 10.17 The main properties which may be affected by the proposed development are the two immediate neighbouring properties at 31 and 33 Upland Drive. All other nearby properties are considered to be sufficiently removed from the application site so as to remain unaffected by the proposal in this respect.
- 10.18 Councillor Jonathan Boulton and the occupier of 31 Upland Drive have raised concerns regarding the effect of the proposal on residential amenity. The effect of the proposed development upon the living conditions of the two immediate neighbouring properties are discussed below

31 Upland Drive

- 10.19 31 Upland Drive is located to the immediate south-east of the application site and comprises a two storey detached dwelling with integral single storey side double garage. This double garage is located on the side of building closest to the application site, set in approximately 1.1m from the shared boundary. The two storey flank wall of 31, facing the application site, is set in approximately 7m from the shared boundary. The nearest habitable windows of 31 are contained within the two storey part of the building on its rear elevation.
- 10.20 The proposed dwellings would extend further back onto the application site relative to the existing situation – approximately 6.2m beyond the rear wall of 31 Upland Drive at two storey level and an additional 3.8m including the single storey rear element. The height of the proposed dwelling would be approximately 0.9m taller than 31.
- 10.21 Given the extent of set-back between the two storey part of 31 and the nearest proposed dwelling (at both single and two storey height), its orientation and the positioning of the nearest habitable windows serving 31, it is not considered that proposed dwellings would appear unduly dominant or result in any adverse loss of light from this neighbouring property.
- 10.22 In terms of privacy, 31 would be faced by two first floor side windows (serving a bathroom and en-suite) and three side roof-lights (serving a guest room and den/TV room). Any concerns over loss of privacy from the two first floor side windows can be addressed through the use of obscure glazing and a restricted level of window opening. The cill level of roof lights are to be set at a minimum of 1.7m above finished floor level. These measures can be controlled through a suitably worded planning condition.

33 Upland Drive

- 10.23 33 Upland Drive is located to the immediate north-west of the application site and comprises two recently completed dwellings of a similar design to that proposed. The proposed development would not be unduly dominant or

result in any adverse loss of light from these adjacent properties, as a result of either the length of projection, height or proximity of the development to the shared boundary.

- 10.24 In terms of privacy, 33 would be faced by two first floor side windows (serving an en-suite and staircase) and four roof-lights (serving a guest room and den/TV room). Any concerns over loss of privacy from the two first floor side windows can be addressed through the use of obscure glazing and a restricted level of window opening. The cill level of roof lights are to be set at a minimum of 1.7m above finished floor level. These measures can be controlled through a suitably worded planning condition.

Living conditions of future occupiers of development

- 10.25 The size of the proposed dwellings and their room size exceed the Nationally Described Space Standards for C3 Dwellings. The levels of daylight, sunlight, outlook and visual amenity within each dwelling and the garden areas are acceptable. Also the extent and design of the amenity areas would meet the reasonable needs of its users.
- 10.26 In terms of privacy, the proposed dwelling would have both first floor side windows and second floor side windows and roof-lights facing each other. All of these windows (save for the high level dormer window) could present concerns over loss of privacy unless obscure glazed and non-opening below a certain level. These measures could be controlled through a suitably worded planning condition.

3. Highway and parking considerations

- 10.27 In terms of access arrangements, no objection has been raised by the Highway Authority. Upland Drive is an unclassified road but not maintainable by the Highway Authority and instead is maintained at cost to the local residents. The Highway Authority has no jurisdiction over this road but have commented that visibility from the proposed new access appears to be sufficient, particularly noting that Upland Drive is subject to an informal 15mph speed limit and features traffic calming along its' length.
- 10.28 Upland Drive connects with the local public highway network at both ends, emerging onto A1000 Great North Road.
- 10.29 The net increase of one dwelling is unlikely to result in a material impact on the operation of these junctions or the local network and as such it is unlikely that the development will result in a material impact to highway capacity or safety.
- 10.30 Car parking standards are set out within the Council's Supplementary Planning Guidance Parking Standards, adopted in January 2004 (the SPG Parking Standards). In August 2014 the Cabinet Housing and Planning Panel approved the Interim Policy for Car Parking Standards and Garage Sizes document. This document identifies the car parking standards set out in the SPG Parking Standards as guidelines rather than maximums and states that parking provision will be assessed on a case by case basis.

- 10.31 Each dwelling would have provision for up to three off street parking spaces in accordance with the Council's SPG. The site is also located within a reasonably sustainable location and there is no substantive evidence of car parking pressures along Upland Drive
- 10.32 Whilst concern has been raised by a resident regarding this road having poor parking availability, it is considered that the proposed development would provide an appropriate level of parking provision, in accordance with Local Plan Policy M14, the SPG, Interim Parking Standards and requirements of the NPPF.

11 **Other considerations**

i) Refuse and Recycling

- 11.1 The Council's Client Services Department have been consulted for this application and consider that the development can be incorporated into the Council's existing Alternate Refuse and Recycling Scheme. As such, no objection is presented

ii) Landscaping

- 11.2 Policy D8 of the Local Plan outlines that this type of development should include landscaping as an integral part of the overall design. Policy SADM16 of the Emerging Local Plan states that proposals will be expected to sit comfortably within the wider landscape setting.
- 11.3 The 'site and roof plan' drawing give an indication of how the site would be landscaped in a broad sense. The proportion of soft to hard-landscaping appear acceptable. Precise details of soft and hard-landscaping, including boundary treatments, can be secured through a suitably worded planning condition, in the interest of good design and maintaining the visual character of the area.

iii) Removal of permitted development rights

- 11.4 The two dwellings would benefit from permitted development rights. The proposed development has been carefully designed to be in keeping with the character and context of the area and ensure that the living conditions of neighbouring and future occupiers would not be harmed. In the interest of maintaining high quality design it would be reasonable to impose a planning condition withdrawing permitted development rights under Class A (*enlargement, improvement or other alteration of a dwellinghouse*) and Class B (*the enlargement of a dwellinghouse consisting of an addition or alteration to its roof*).

iv) Other non-material neighbour representations

- 11.5 Neighbour representations have also been received regarding potential impacts this development could have on the road surface and also pressure on drainage network, particularly given the experience of similar building works along Upland Drive in recent times.

- 11.6 Upland Drive is a private road which the Highway Authority have no jurisdiction over. Therefore, any damage to the road surface, blocking of the road by construction vehicles, or storage of building materials outside of the application site as a result of this development could not be enforced by either the Highway Authority or the Local Planning Authority.
- 11.7 Concerns have also been expressed by neighbours that the development will increase pressure on the drainage network. The nature and scale of the proposed development does not trigger consultations from either the Lead Local Flood Authority or Environment Agency under relevant legislation. Consequently, any additional pressures upon the drainage network would be outside of the control of the planning system.
- 11.8 A S106 agreement has been suggested by a neighbour to reimburse costs of potential damage to the road and to improve the alleged sub-standard main drains in this part of Upland Drive. A S106 agreement would however not be necessary, reasonable or fair for the reasons explained above.
- 11.9 A further representation has been received by a neighbour regarding the potential for burning of toxic waste, given recent experience at the recent redevelopment of 33 Upland Drive. The burning of toxic waste is a public health and protection concern which can be enforced under environmental health legislation, rather than that of the planning system, and any residents who have such concerns should contact the Council's Public Health and Protection Team at that time.

Conditions

- 11.10 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.

12 Conclusion

- 12.1 For the above reasons, and subject to the suggested planning conditions, the proposal represents an acceptable form of development, in accordance with relevant local and national planning policies, comprising; Policies SD1, GBSP2, R1, H2, D1, D2, D8 and M14 of the Local Plan, in conjunction with the Council's SDG, SPG and Interim Parking Standards, Policies SP1, SP3,

SP9, SADM1, SADM2, SADM11 and SADM12 of the Emerging Local Plan; and the requirements of the NPPF

13 Recommendation

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

1. 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 Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Policy SP9 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and requirements of the National Planning Policy Framework 2012.

2. No development 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 shall not be carried out other than in accordance with the approved details. The landscaping details to be submitted shall include:
 - (a) means of enclosure and boundary treatments
 - (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, Policies SP9 and SADM16 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and requirements of the National Planning Policy Framework 2012.

3. All agreed landscaping comprised in the above details of landscaping shall 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, Policies SP9 and SADM16 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and requirements of the National Planning Policy Framework 2012.

4. Any upper floor window located in a wall or roof slope forming a side elevation of the dwellings hereby approved must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall be retained in that form thereafter.

REASON: To protect the residential amenity and living conditions of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005, Policy SADM11 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and requirements of the National Planning Policy Framework 2012.

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 and B 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 maintaining the visual amenity of the site and its immediate locality, and protecting the living conditions of future occupants in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Policies SP9 and SADM11 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and requirements of the National Planning Policy Framework 2012.

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
DP.100	D	Plans and Elevations	23 May 2018
DP101		Existing Plans and Elevations	12 February 2018

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

1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of 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 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 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.
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.

David Elmore (Development Management)

Date: 23 May 2018

Expiry date: 22 June 2018



 <p>WELWYN HATFIELD</p> <p>Council Offices, The Campus Welwyn Garden City, Herts, AL8 5AE</p>	Title: 32 Upland Drive Brookmans Park Hatfield		Scale: DNS
			Date: 2018
	Project: DMC Committee	Drawing Number: 6/2018/0373/FULL	Drawn: Ida Moesner
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