

Part I

Executive Member: Councillor S Boulton

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 11 OCTOBER 2018
REPORT OF THE CORPORATE DIRECTOR (PUBLIC PROTECTION, PLANNING
AND GOVERNANCE)

6/2017/1575/HOUSE

6 ERRINGTON CLOSE, HATFIELD, AL10 9AU

CONVERSION OF GARAGE TO HABITABLE ROOM WITH INSTALLATION OF
WINDOW TO REAR ELEVATION

AGENT: MR ANDREW FEASEY

(Hatfield Villages)

1 Site Description

- 1.1 6 Errington Close is a 4-bed, two storey flat occupied by a single family. Its entrance and integral garage is at ground floor with habitable accommodation above. The first floor accommodation extends over two adjoining garages (not within the applicant's ownership) and access leading to a shared parking court.
- 1.2 Errington Close is situated within Salisbury Village – an established residential area in Hatfield.

2 The Proposal

- 2.1 Planning permission is sought for the conversion of the integral garage to habitable space (living room) including installation of window in place of the garage door.

3 Reason for Committee Consideration

- 3.1 This application is presented to the Development Management Committee because Hatfield Town Council have a major objection.

4 Relevant Planning History

- 4.1 Application number: S6/2005/0732/DE
Proposal: Residential development of 120 dwellings and associated infrastructure (alternative reserved matters following outline permission S6/1999/1064/OP
Decision: Granted
Decision date: 29 September 2005

- 4.2 Application number: S6/1999/1064/OP
Proposal: Demolition of existing (unlisted) buildings, removal of runway and other hard standing areas and redevelopment for the following purposes: As a business park comprising uses within use class B1, B2, B8 and sui generis use; housing; new university campus (use class D2 and D2) to include replacement De Havilland Sports and Social Club and associated playing fields; two hotels; primary school and associated facilities; district centre; works of conversion of enable recreation use of existing listed hanger; aviation heritage centre. Together with associated highway, transport and service infrastructure (including a strategic transport corridor), landscaping and open space, diversion of Ellenbrook. Means of access to be determined.
Decision: Granted subject to S106

Condition 23 states:

“All car parking, cycle storage, turning, manoeuvring and loading spaces approved in accordance with Condition 1 hereof shall be provided and available for use prior to the occupation of the buildings to which they relate, and shall be retained and kept available for those purposes at all times thereafter.

REASON

To ensure that adequate parking facilities are available within the site and that there is no detriment to the safety of the adjoining highways.”

5 Relevant Planning Policy

- 5.1 National Planning Policy Framework 2018 (NPPF)
- 5.2 Welwyn Hatfield District Plan 2005 (District Plan)
- 5.3 Draft Local Plan Proposed Submission 2016 (Emerging Local Plan 2016)
- 5.4 Supplementary Design Guidance 2005 (SDG)
- 5.5 Supplementary Planning Guidance – Parking Standards 2004 (SPG)
- 5.6 Interim Policy for Car Parking Standards and Garage Sizes 2014 (Interim Parking Policy)

6 Site Designation

- 6.1 The site lies within the town of Hatfield as designated within the District Plan

7 Representations received

- 7.1 The application has been advertised by neighbour notification letters and a site notice. Neighbour representations have been received by 74 Dragon Road and 9 Errington Close, both objecting to the proposal. Reasons for objection are summarised below:

- Noise pollution from students

- Insufficient parking
- Excess waste

8 Consultations received

8.1 Welwyn Hatfield Borough Council (Parking Services) – Objection summarised as follows:

- Already a high number of HMOs in this vicinity
- Parking problems are already an issue

9 Parish Council Representations

9.1 Hatfield Town Council have a major objection to this application. This objection is stated as follows:

“Members object to the loss of a parking space in this part of Hatfield where parking is at a premium. Further the Hatfield Article 4 Direction desperately needs reviewing and this has been recognised by the LPA. Until such time that this has been carried out and bearing in mind that the overall concentration of HMOs in Hatfield Town Council's area needs to be reduced, no further HMOs should be permitted within the boundaries of Hatfield Town Council's area hence forth, permitting this garage to be converted will further exacerbate the increase in student/HMO accommodation in Hatfield.”

10 Analysis

10.1 The main planning issues to be considered are:

- 1. Quality of design and impact on the character and appearance of the area** (NPPF; Policies D1 and D2 of the District Plan; SDG and; Policies SP9 and SADM16 of the Emerging Local Plan).
- 2. Impact on the living conditions of neighbouring occupiers** (NPPF; Policy D1 of the District Plan; SDG and; Policy SADM11 of the Emerging Local Plan)
- 3. Parking provision** (NPPF; Policy M14 of the District Plan; SPG; Interim Parking Policy; Policy SADM12 of the Emerging Local Plan)

- 1. Quality of design and impact on the character and appearance of the area**

10.2 Policies D1 and D2 of the District Plan require all new development to be of high quality and to respect the character and context of the area. These policies are expanded upon in the Council's SDG and are broadly consistent with the design policies contained in the Council's Emerging Local Plan and the NPPF.

- 10.3 The new window would replace the existing garage door and be of similar design to existing fenestrations of the subject property. The infill brickwork and appearance of the window would match existing. The window would face onto a shared parking court, indiscernible from the street-scene or any public vantage points.
- 10.4 It is considered that the external alterations would respect the host property and the existing character of the area would be maintained, in accordance with the above policies.

2. Impact on living conditions of neighbouring occupiers

- 10.5 The proposed window would be at ground floor and on the rear elevation which gives access to the property. There would be no overlooking or privacy concerns towards neighbouring properties. As such, the living conditions of all neighbouring occupiers would not be harmed by the development proposal.

3. Parking provision

- 10.6 The Council's SPG requires a maximum of two car parking spaces for dwellings with three bedrooms (now treated as guidance).
- 10.7 The application property is a three-bed and currently benefits from four parking spaces: a garage, a car parking space directly in-front of the existing garage and two on-street parking permits. Therefore, the current car parking provision for this property exceeds the Council's SPG.
- 10.8 Hatfield Town Council and two neighbours have objected to this application based on the loss of a car parking space. The Council's Parking Services Team outline that parking is already a problem in the area.
- 10.9 Whilst the proposal would involve the conversion of its garage and reduction of car parking provision to three spaces, this provision would still exceed the Council's SDG.
- 10.10 In terms of concerns regarding parking problems in the area, it is important to recognise that a similar application refused by reason of insufficient parking provision at No. 35 Tiger Moth Way (reference: S6/2014/2520/FP), was subsequently allowed at appeal. This property is in close proximity to the application site. In allowing this appeal the Inspector outlined that there is no evidence to demonstrate any significant pressure for car parking in the area; the majority of properties in the surrounding area benefit from private garages as well as off-street parking spaces and; on-street parking is controlled by parking permits to ensure that it is available for use by residents.
- 10.11 The Council's Parking Services Team do not currently have any substantive evidence to prove any significant pressure for car parking in the area and parking on-street in this location is prohibited without a permit.
- 10.12 Taking account of the above, in particular the Inspectors comments for a similar development in the area, lack of substantive evidence of parking pressure in the area and the fact the reduced level of parking would still

exceed the Council's parking standards, it is considered that the development proposal would still provide an acceptable level of parking provision in accordance with Policy M14 of the District Plan, the SPG, Interim Parking Policy and NPPF.

4. Other matters

House of Multiple Occupation (HMO)

- 10.12 The representations received refer to the property as a HMO. Whilst it is understood that the property has been occupied as a HMO for students in recent years, it has been confirmed by the agent on behalf of the applicant that the subject property is currently being occupied as a C3 single family dwelling.
- 10.13 It is a salient point that if the property were to be reverted back to a HMO, this change would be covered by the Hatfield Article 4 Direction, and planning permission would be required.

Conditions

- 9.36 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.

11 Conclusion

- 11.1 The proposed development would represent an acceptable standard of design which respects character and design of the subject dwelling, character and context of its area and living conditions of neighbouring occupiers. Whilst the proposal would involve the loss of one car parking space associated with the property, an acceptable provision of car parking would be retained.
- 11.2 The proposed development would accord with Policies D1 and D2 of the District Plan; the Council's SDG, SPG and Interim Parking Policy; Policies SP9, SADM11 and SADM12 of the Emerging Local Plan and; the NPPF.

12 Recommendation

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

1. 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
103		Site Location Plan	07 March 2018
102		Site Block Plan	07 March 2018
100		Proposed Garage Conversion	24 July 2017
101		First Floor	20 February 2018

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

1. POSITIVE AND PROACTIVE STATEMENT

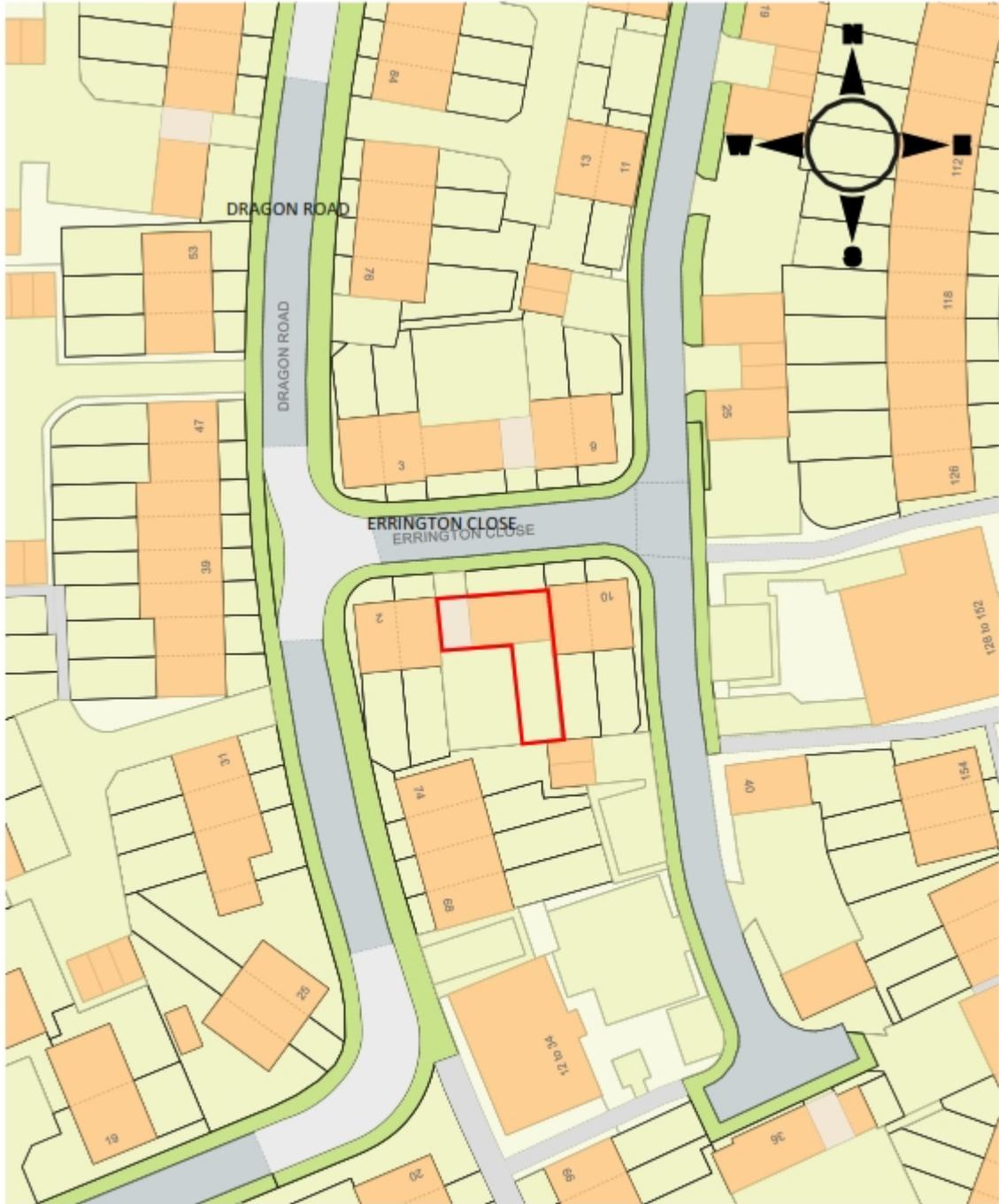
The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 38 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

Informative:

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.

David Elmore (Development Management)

Date: 20 September 2018



 <p>WELWYN HATFIELD</p> <p>Council Offices, The Campus Welwyn Garden City, Herts, AL8 5AE</p>	Title: 6 Errington Close Hatfield		Scale: DNS	
			Date: 2018	
	Project: DMC Committee	Drawing Number: 6/2017/1575/HOUSE	Drawn: Ida Moesner	
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