

A. REFERENCE NO: 6/2016/0252/FULL

ADDRESS: Land to The Rear of 205-211 St Albans Road West, Hatfield, AL10 0SZ

DESCRIPTION OF DEVELOPMENT: Erection of 5 cottage style dwellings with associated car parking, facilities and landscaping.

APPLICANT: Mr M Attridge

(Hatfield Central)

1. REASON FOR COMMITTEE CONSIDERATION:

1.1 This application has been called-in by Councillors James Broach and Maureen Cook. James Broach has stated:

' Please could I call this application in to be considered at DMC. I am concerned about the impact the proposed development may have on existing properties and would like this to have full consideration at a public meeting.'

Maureen Cook stated:

'I wish to call in this application on the grounds of overlooking, overcrowding and lack of car parking facilities. Residents of Comet way who live opposite the proposed development have complained that this will add to parking problems in this area and there is not sufficient space for five dwellings.'

2. SITE DESIGNATION:

2.1 The site is located within Hatfield Town as designated in the Proposals Map of the Welwyn Hatfield District Plan 2005. It is close to the Urban Open Land along the old railway embankment (Alban Way) and a public footpath (Hatfield 015).

3. KEY ISSUES FOR CONSIDERATION


3.1 The key issues for consideration with this application are:

- a) Principle of development SD1, R1, H1, H2, National Planning Policy Framework (NPPF)
- b) Impact on character and appearance of the area(D1 & D2 & D8, SDG & NPPF)
- c) Impact on living conditions of neighbouring and future residents(D1, R19, SDG and NPPF)
- d) Other Material Planning Considerations
 - (i) Car parking and access (M14 and SPG)
 - (ii) Refuse and Recycling Storage (D1 & IM2 & M4)
 - (iii) Landscaping (D8)

4. CASE OFFICER

4.1 The case officer dealing with this application is June Pagdin



 Council Offices, The Campus, Welwyn Garden City, Herts. AL8 6AE	Title: Land to rear of 205 - 211 St Albans Road West, Hatfield	Scale: DNS
	Project: DMC Meeting	Date: 2016
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B. REFERENCE NO: 6/2016/0255/FULL

ADDRESS: 14 Bishops Rise, Hatfield, AL10 9HB

DESCRIPTION OF DEVELOPMENT: Extension and conversion of detached dwelling into 6 flats

APPLICANT: Danewell Ltd

(Hatfield West)

1. REASON FOR COMMITTEE CONSIDERATION:

1.1 This application has been called-in by Councillor James Broach who has stated:

' I would like this application to be called in for consideration at DMC. The proposed development is out of keeping with neighbouring family homes and would have a negative impact on the neighbouring properties due to overlooking and loss of light. I am also concerned about the parking provision.

2. SITE DESIGNATION:

2.1 The site is located within Hatfield Town as designated in the Proposals Map of the Welwyn Hatfield District Plan 2005.

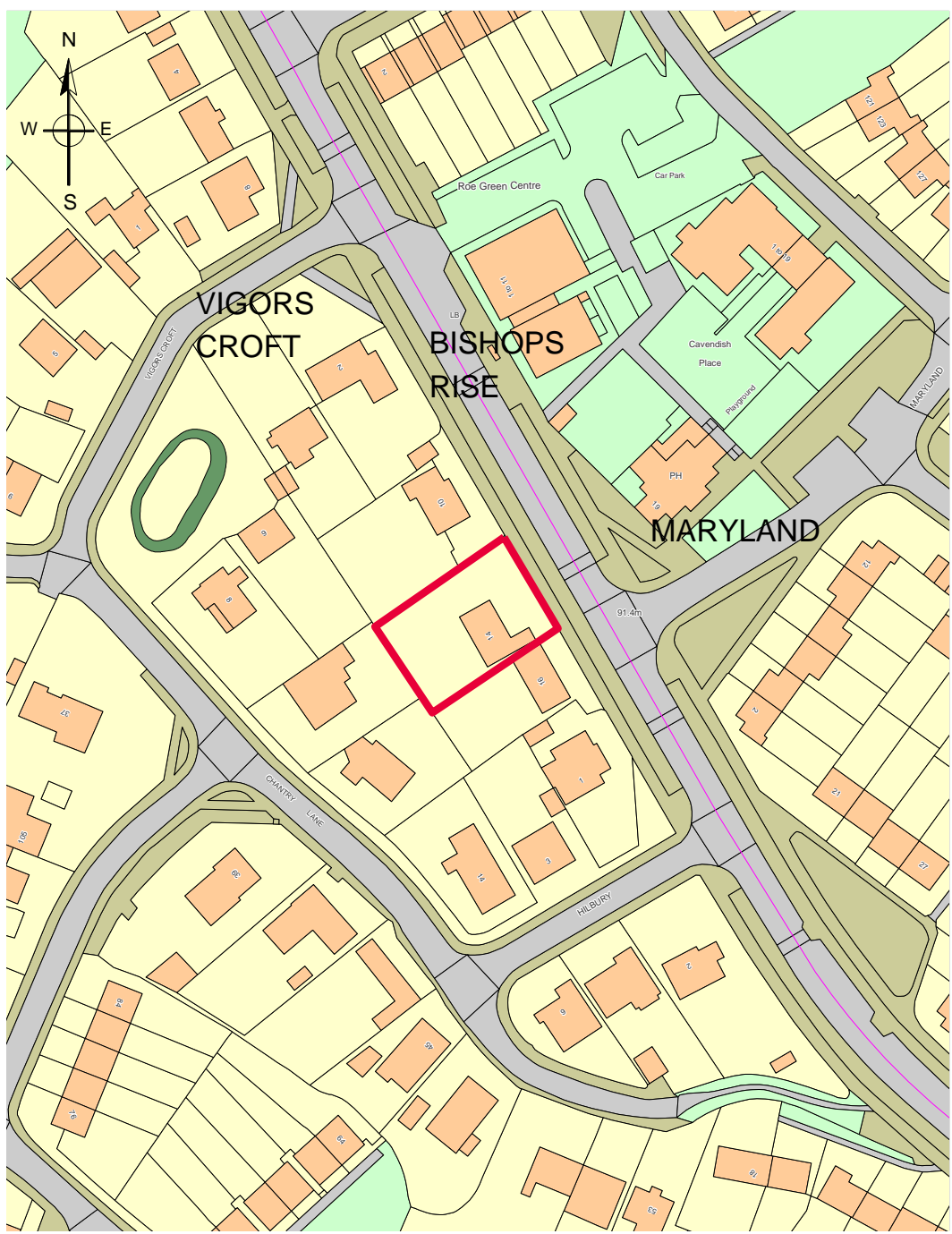
3. KEY ISSUES FOR CONSIDERATION


3.1 The key issues for consideration with this application are:

- a) Principle of development SD1, R1, H1, H2, National Planning Policy Framework (NPPF)
- b) Impact on character and appearance of the area(D1 & D2 & D8, SDG & NPPF)
- c) Impact on living conditions of neighbouring and future residents(D1, R19, SDG and NPPF)
- d) Other Material Planning Considerations
 - (i) Car parking and access (M14 and SPG)
 - (ii) Refuse and Recycling Storage (D1 & IM2 & M4)
 - (iii) Landscaping (D8)

4. CASE OFFICER

4.1 The case officer dealing with this application is June Pagdin



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