

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 03 JANUARY 2019
REPORT OF THE CORPORATE DIRECTOR (PUBLIC PROTECTION, PLANNING
AND GOVERNANCE)

6/2018/1996/FULL

77 BROOKMANS AVENUE, BROOKMANS PARK, HATFIELD, AL9 7QG

ERECTION OF 8 APARTMENTS WITH LOWER GROUND FLOOR CAR PARK
FOLLOWING DEMOLITION OF EXISTING DWELLING; ERECTION OF FRONT
BOUNDARY WALL, GATES AND RAILINGS AND SIDE BOUNDARY WALLS AND
RAILINGS

APPLICANT: Mr D Hassan

(Brookmans Park & Little Heath)

1 Site Description

- 1.1 The application site comprises a substantial two storey detached dwelling set within a large plot to the eastern side of Brookmans Avenue. Brookmans Avenue is a wide and pleasant street of large detached dwellings on both sides of the road. All properties have long frontages and are also set back from the carriageway by a generous verge.

2 The Proposal

- 2.1 Planning permission is sought for the erection of 8 apartments with a basement level car park following demolition of the existing dwelling. Also proposed is the erection of a new wall, gates and railings to the front boundary and a wall and railing to the side boundary which would enclose the front garden/driveway area
- 2.2 The 8 apartments would be split over 3 floors (inclusive of habitable loft space), and comprise 1x3-bed, 6x2-beds and 1x1bed.
- 2.3 A sloped access within the frontage of the site would lead vehicles to the underground car park accommodating a total of 15 spaces together with domestic storage areas. 3 additional on-site car parking spaces would be provided in the front driveway area.

3 Reason for Committee Consideration

- 3.1 This application is presented to the Development Management Committee because North Mymms Parish Council have responded with a major objection.

4 Relevant Planning History

- 4.1 Application number: S6/1999/0421/FP
Proposal: Erection of single and two storey side and rear extension
Decision: Granted
Decision date: 19 July 1999

- 4.2 Application number: S6/1988/0217/FP
Proposal: Two storey side extension
Decision: Granted
Decision date: 08 April 1988
- 4.3 Application number: S6/1985/0418/FP
Proposal: Single storey rear extension
Decision: Granted
Decision date: 29 July 1985
- 4.4 Application number: S6/1982/0218/
Proposal: Single storey front extension
Decision: Granted
Decision date: 25 May 1982

5 Relevant Planning Policy

- 5.1 National Planning Policy Framework 2018 (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 settlement of Brookmans Park as designated in the Welwyn Hatfield District Plan 2005

7 Representations Received

- 7.1 The application was advertised by means of neighbour notification letters and a site notice. 57 representations have been received all objecting to the application. The objections are summarised as follows:
- Intensification and overdevelopment of site
 - Uncharacteristic of area and would set a precedent
 - Unduly dominant, overlooking, shadowing, loss of sunlight and daylight
 - Potential for on-street parking
 - Traffic and safety issues – road not capable of carrying large amounts of heavy lorries
 - Parking spaces too small
 - Request for affordable housing
 -

8 Parish Council Representations

- 8.1 North Mymms Parish Council present a major objection to the proposal, stated as follows:

'It is a massive development with the bulk, scale and size of the property being excessive in comparison with its neighbours. There are no front roof dormers in the street here and they are therefore out of keeping. Whilst underground parking is commendable it will be tricky to implement as the Avenue is fairly level at this point. It is a wide plot but the property height including the roof lanterns will exacerbate its apparent size. If the proposal was just a house it would still be over-development. The provision of car parking verges on inadequate as noted by another respondent and the suggestion that the road is used for over-spill is inappropriate. Balconies at the rear will overlook neighbouring properties and affect privacy.'

9 Consultations received

9.1 Welwyn Hatfield Borough Council (Client Services) – Conditional.

- Recommendation of 4x360L shared refuse containers and 5x360L blue lidded recycling bins
- Plan showing bin store with sufficient capacity required

9.2 Welwyn Hatfield Borough Council (Parking Services) – Comment.

- Visitor parking spaces may not be adequate in number

9.3 Welwyn Hatfield Borough Council (Public Health & Protection) –

- No objection subject to conditions

9.4 Hertfordshire County Council (Highways Authority) – No objection

9.5 Hertfordshire County Council (Ecology) –

- Follow up surveys for bats and modified Outline Mitigation Strategy can be secured through a planning condition

9.6 Hertfordshire County Council (Historic Environment Advisor) – No objection

9.7 Herts & Middlesex Wildlife Trust – Comment and condition recommended

10 Analysis

10.1 The main planning issues to be considered in the determination of this application are:

- 1. Principle of Development (Policies SD1, R1, H2 and GBSP2 of the Local Plan; Policies SP1 and SADM 1 of the Emerging Local Plan; and NPPF)**
- 2. Quality of design and impact on the character and appearance of the area (Policies D1, D2, D8 and H6 of the Local Plan; SDG; Policies SP9 and SADM16 of the Emerging Local Plan; and NPPF)**
- 3. Impact on the living conditions of neighbouring occupiers and future occupiers (Policy D1 of the Local Plan; SDG; Policy SADM11 of the Emerging Local Plan; and NPPF)**
- 4. Highways and parking provision (Policy M14 of the Local Plan; Interim Car Parking Policy; Policies SADM2 and SADM12 of the Emerging Local Plan; and NPPF)**
- 5. Noise and vibration (Policies D1 and R19 of the Local Plan; SDG; Policy SADM18 of the Emerging Local Plan; and NPPF)**

6. Other considerations:

- **Ecology and biodiversity (Policy R11 of the Local Plan; Policy SADM16 of the Emerging Local Plan; and NPPF)**
- **Waste and recycling (Policy D1 of the Local Plan; Policy SADM12 of the Emerging Local Plan; and NPPF)**
- **Accessible and adaptable dwellings (Policy H10 of the Local Plan; Policy SP7 of the Emerging Local Plan; and NPPF)**
- **Neighbour representations**

1. Principle of Development

- 10.2 Saved Policy R1 of the Local Plan requires development to take place on previously used or developed land. Development will only be permitted on 'greenfield' land where it can be demonstrated that no suitable opportunities exist on previously used or developed land.
- 10.3 The 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. Gardens and residential curtilages are not classed as previously developed land, having lower priority for development, but that does not mean they cannot be built on in any circumstances. The settlement of Brookmans Park is defined as an urban area for the purposes of the Local Plan. Although gardens/residential curtilages are not a priority for development, the need to make efficient use of urban land remains a policy objective.
- 10.4 The application site is not allocated in the Local Plan as a designated housing site so comes forward as a windfall site. Saved Policy H2 relates specifically to applications for windfall housing development and states that all proposals of this type will be assessed for potential 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.
- 10.5 Policy SADM1 of the Emerging Local Plan is also relevant in regards to windfall housing development. This policy is similar to Policy H2 of the Local Plan but adds that the proposal should not undermine the delivery of allocated sites or the overall strategy of the Plan; and proposals would not result in disproportionate growth taking into account the position of a settlement within the settlement hierarchy.
- 10.6 The site is situated within the settlement of Brookmans Park, where services and facilities are available within reasonable walking distance. Existing infrastructure can absorb this development and the proposal would not undermine the delivery of allocated sites in the overall strategy, nor result in disproportionate growth of

the settlement. The physical and environmental constraints of development of the land in the manner proposed is assessed below.

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

- 10.7 Local Plan Policies D1 and D2 of the Local Plan require the standard of design in all new development to be of a high quality and that all new development respects and relates to the character and context of the area in which it is proposed. These policies are expanded upon in the Council's SDG and are consistent with Policy SP9 of the Emerging Local Plan Furthermore, Policy GBSP2 of the Local Plan requires that 'within specified settlements' development will be limited to that which is compatible with the maintenance and enhancement of their character.
- 10.8 The NPPF places a clear emphasis on high quality design and states in paragraph 130 that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way in functions, taking into account any local design standards or style guides in plans or supplementary planning documents. As such, there is also consistency between the Council's Saved and Emerging Local Plan with the NPPF.
- 10.9 This part of Brookmans Avenue is characterised by very substantial dwellings set within large plots. Properties have long and generally well landscaped frontages and the building line is broadly consistent along its length. The street falls in a shallow downhill slope from west-to-east toward the neighbourhood centre at Bradmore Green and it is noticeable that building heights are predominately stepped to respect the topography of the land. This creates a clear rhythm and pattern of built development. The front boundary of many properties include walls with hedging behind, and are separated from the carriageway along Brookmans Avenue by footways and wide vegetated verges. The street is spacious and verdant.
- 10.10 In terms of siting, the front elevation of the proposed building would be set forward of the existing dwelling to be demolished, however the established building line would still be respected. Its spread across the site would more compressed relative to the existing dwelling. The spacing distance from the shared boundary with No. 75 would be maintained at a 1.8m, but its width would be increased to 1.9m from the shared boundary with No. 79. This spacing distance is in keeping with that witnessed between neighbouring properties in the immediate locality.
- 10.11 The proposed building would be 2.5 storeys in height (inclusive of habitable roof accommodation) and measure 6.1m to eaves and 9.225m to the ridge – 0.5m and 1m greater in height respectively than the existing dwelling. Whilst these increases in height are notable, it is understood from the agent, by reason of the natural east-west slope of the site that the building would be partially set into the ground meaning that the east (right hand side) of the building would be set approximately 375mm into the ground. The perceptible height would therefore be reduced to 8.85m at this side. Next door to the site on higher natural ground level is No. 79 Brookmans Avenue. It is understood following a review of the planning history for this site that this property has an approved ridge height of 8.9m. Therefore, the height of the proposed building would be set-down from this adjacent property and therefore respect the pattern of building heights along

this part of the street. Precise details of levels can be agreed through a planning condition. Whilst of greater height relative to No. 75, the cat-slide roof of the proposed building on this side would adequately offset any adverse effect in terms of being overly prominent in the street-scene.

- 10.12 The building would feature a crown roof. Crown roofs are a feature of a number of dwellings along Brookmans Avenue. The overall design of this roof is considered acceptable when compared with others in the area. Notwithstanding this, in terms of visual amenity and quality of design, some crown roofs are not attractively designed and can significantly detract from the appearance of a dwelling and the overall character of the area. It is therefore considered reasonable to attach a planning condition requiring a cross-section drawing to be submitted to and approved in writing by the Local Planning Authority. Provided that the flat roof is stepped down and concealed behind the surrounding pitched roof, its impact in terms of visual amenity would be limited.
- 10.13 The roof would also accommodate 2no front and 2no rear dormers of modest size which would be subservient to the resultant roof. Similar sized dormers to the front and rear of properties are also witnessed in the immediate locality at numbers: 110, 99, 91, 98, 92 & 88 Brookmans Avenue.
- 10.14 In terms of appearance, the building would be faced in brickwork below a tiled roof, in keeping with the area. Precise details of external materials can be secured through a planning condition.
- 10.15 Although materially larger than the dwelling it would replace, the scale, height position and appearance of the proposed building would reflect adequately the character of the substantial, quite closely arranged detached houses of varying design along this street and be similarly set back to the common building line. Additionally, the footprint and scale of the development would be commensurate to its plot size.
- 10.16 The proposed walls, gates and railings enclosing the frontage of the site would have a maximum height of 1.285m. Similar hard-boundary treatments mixed with soft landscaping are witnessed to the front of properties. The submitted front garden plan indicates soft landscaping behind the front wall and piers, characteristic with the area. Subject to precise details of the soft landscaping being agreed, the inclusion of this treatment would maintain the character of the verdant street-scene.
- 10.17 Also included to the frontage of the site are the sloped driveway to the underground car park and 2no, 1.5m, brick faced bin stores. The soft landscaping plan, as stipulated above, would ensure that these elements would not appear obvious or prominent in the street-scene.
- 10.18 The proposed pergola structure within the rear garden is acceptable subject to external materials being approved by condition.
- 10.19 A recurring theme in the representations is that flatted development is uncharacteristic of the area and would set an undesirable precedent for the street. It is appreciated that Brookmans Avenue is a distinctive street and that properties are predominately dwellings with single households. Flatted development has recently emerged to the western side of Brookmans Avenue, close to Bradmore Green at numbers 9 and 11 Brookmans Avenue. In the case of number 9a, planning permission was granted under ref: 6/2017/0157/FULL, for

extensions and alterations to this single dwelling to create 3x2- bed flats. In the case of number 11, planning permission was granted at appeal under ref: 6/2016/1778/FULL, for the erection of a replacement building containing 5 flats following demolition of the existing large detached dwelling. Whilst this proposal would comprise more residential accommodation, the flats proposed would be spacious and well-appointed, and located within a building which would be compatible with the street scene and commensurate to the plot.

- 10.20 It is a salient point that repetition of high density flatted development in place of low density single family households along Brookmans Avenue would result in a cumulative impact which would change the character of the area. However, in this case it is considered that a development of this scale, together with existing flatted development which has emerged, would not be to the material detriment of local character.
- 10.21 Taking account of the above, and subject to the suggested planning conditions, the proposed development would represent an acceptable standard of design that maintains the character and appearance of the area, in accordance with the above policies.

3. Living conditions of future occupiers and neighbouring residents

- 10.22 Policy D1 of the Local Plan requires the standard of design in all new development to be of a high quality. This is expanded upon in the Council's SDG which sets out the guidelines with regard to residential development for the provision of adequate amenity for future occupants and the protection of neighbouring residential amenity. The NPPF advocates high quality design and outlines that planning decisions should create a high standard of amenity for existing and future occupiers.

Living conditions of future occupiers

- 10.23 The proposed flats accord with national spaces standards. The levels of sunlight, daylight, outlook and visual amenity afforded from within the building and garden areas are satisfactory.
- 10.24 Two ground floor flats would have their own private rear garden whilst all others would share a large rear communal area. The external individual and communal garden spaces, in their extent and design, would meet the reasonable needs of its users. A soft and hard landscaping plan can be secured by planning condition to ensure the amenity areas are functional for its users and do not present any issue in terms of privacy.
- 10.25 There would be a reasonable degree of privacy to new private living space. Also views toward neighbours, including those from the external balconies, would be limited to an acceptable level.
- 10.26 Shared circulation space and routes to private entrances are of sufficient width and predominately naturally lit.
- 10.27 The main properties which may be affected by the proposal are the two neighbouring properties, numbers 75 and 79 Brookmans Avenue. All other nearby properties are considered to be sufficiently removed from the application site so as to remain unaffected by the proposal.

- 10.28 No.75 is located to the immediate west of the site and comprises a detached chalet-style dwelling on lower land level. The proposed building would extend approximately 6.8m beyond the rear wall of No. 75 (1.2m at two storey level and 5.6m at ground floor level). The impact of this projection would be acceptably offset by the separation distance between the properties. Whilst of greater height than No. 75, the proposed cat-slide roof would mitigate any harm in terms of the development being unduly dominant or resulting in adverse loss of sunlight/daylight.
- 10.29 In terms of privacy, a first floor roof-light (serving an en-suite) would face windows on the flank of No. 75. It is necessary and reasonable for this roof-light to be obscure glazed and non-opening below 1.7m from internal finished floor to prevent harmful views into facing windows of this neighbouring property. The first floor balconies would feature 1.8m high flank obscure glazed panels to prevent direct overlooking to the private rear garden and the second floor level balconies would be recessed. The degree of overlooking would be consistent with a neighbouring relationship generally expected between residential properties.
- 10.30 No.79 is located to the immediate east of the site and comprises a detached two storey dwelling on higher land level. The proposed building would extend approximately 2.2m beyond the rear wall of No. 79 and the depth of the two storey element of the proposal would be broadly consistent with that of the existing dwelling on this site. Considering the length of projection, height and spacing, the proposed building would not appear unduly dominant or result in adverse loss of sunlight/daylight from this neighbouring property.
- 10.31 In terms of privacy, a roof-light (serving an en-suite) would face windows on the flank of No. 75. It is necessary and reasonable for this roof-light to be obscure glazed and non-opening below 1.7m from internal finished floor to prevent views into facing windows of this neighbouring property.
- 10.32 Taking account of the above, it is considered that the proposed development would provide acceptable living conditions for future occupiers and protect the living conditions of neighbouring residents, in accordance with the above policies.

4. Highways and parking provision

- 10.33 The Highways Authority have been consulted for this application and present no objection to the development proposal.
- 10.34 The development would comprise 1x3-bed, 6x2-bed's and 1x1-bed apartment which amounts to a provision of 12 parking spaces against the Council's Maximum Parking Standards as set out in the SPG.
- 10.35 The development would provide a total of 18 on-site car parking spaces (15 spaces underground & 3 spaces forwarded of the building), exceeding the SPG guideline. As such, any concerns regarding potential on-street parking would not be sustainable in this case. The site is also located in a location which supports the use of sustainable modes of transport, such as walking and cycling to nearby facilities services and train station.
- 10.36 The submitted drawings do not show an area for cycle parking however it is considered that this could be provided within the communal rear garden area without prejudicing this amenity space. For a development of this scale, a store

of sufficient size to store 8 bikes should be provided in accordance with the Council's SDG. This can be secured through a planning condition.

- 10.37 Overall, it is considered that a suitable level of parking would be provided on site and the proposal would not represent a severe impact to highway capacity or safety to justify a refusal of the application. It is necessary that the car and cycle parking areas are implemented and retained in perpetuity. This can be secured through a planning condition. Subject to the suggested planning conditions, the development would accord with Policy M14 of the Local Plan, the Council's SPG and Interim Parking Policy, Policy SADM12 of the Emerging Local Plan and the NPPF.

5. Noise and vibration

- 10.38 Policy R19 of the Local Plan states that proposals will be refused if the development is likely to generate unacceptable noise or vibration for other land uses. Policy SADM18 of the Emerging Local Plan outlines that a noise and vibration impact assessment will be required for proposals with the potential to cause disturbance to people or the natural environment due to noise and/or vibration. Very disruptive noise and/or vibration pollution will not be permitted and disruptive or intrusive effects will be weighed against the needs for, and benefits of, the development. These policies are in place in the interest of high quality design to ensure that the living conditions of existing and future occupiers are maintained.
- 10.39 The Council's Public Health & Protection Officer has been consulted and considers that the development would not generate unacceptable noise, however advises that if external lighting is to be provided, for instance along the path leading to the communal garden area, then details will need to be provided that show that light trespass will not cause a loss of amenity at neighbouring properties. A condition to this effect can be secured through a planning condition in the interest of good design and for the avoidance of any doubt.

6. Other considerations

Ecology & Biodiversity

- 10.40 The application site has been identified as an area of high priority for habitat creation and as the proposed development would involve the demolition of an existing dwelling, Hertfordshire Ecology have been consulted. Their response is explained below:
- 10.41 A Bat Assessment survey by Jones & Sons Environmental Sciences Ltd was conducted on the property in May 2018. The report discovered signs of the property being used as a roost by brown long eared bats.
- 10.42 Hertfordshire Ecology advise that further summer surveys are necessary to determine the current use of the building by bats, and to provide appropriate mitigation measures to maintain the local bat population. This can be secured through a suitably worded planning condition.

Waste and recycling

- 10.43 This development would require 4 x 360l shared refuse containers and 5 x 360l Blue lidded recycling bins. The proposed 2no bin store would together meet this capacity. They are also located in appropriate locations and well designed.

Accessible and adaptable dwellings

- 10.44 Policy H10 of the Local Plan states that in all residential developments involving 5 or more dwellings, the Council will seek to secure a proportion of dwellings to be built to Lifetime Home Standards. Policy SP7 of the Emerging Local Plan updates Policy H10 outlines that at least 20% of all new dwellings on sites involving 5 or more new dwellings will be required to meet Building Regulations Part M4(2) standards for 'accessible and adaptable' dwellings.
- 10.45 The Council are applying substantial weight to this part of Policy SP7 in decision making given the current evidence base and support of such technical standards in Planning Practice Guidance
- 10.46 It is understood through correspondence with the applicant's architect that the building, including each flat, would accord with both the lifetime home standards and Part M4(2) of the Building Regulations. The development would meet the needs of occupants with differing needs including some older or disabled people and is capable of adaptation, should needs change in the future. A planning condition can ensure that the development adheres to this part of the Building Regulations.

Neighbour representations

- 10.47 A large number of neighbour representations have been received, all objecting to the proposed development. Planning related concerns lodged regarding the impact of the development on the character of area, living conditions of neighbouring residents and parking provision have been addressed.
- 10.48 Another recurring theme within the objections is the view that the proposal for 8 apartments would be represent over-development and an unacceptable intensification of the site.
- 10.49 It is considered that the flats proposed in this instance including amenity areas would be appropriately sized and well-appointed, and located within a building which would be compatible with the street scene. In addition, the most common issues resulting from intensification, such as increase noise and disturbance, or effects on car parking and traffic generation, are not objectionable.

11 Overall balance and conclusion

- 11.1 The proposed development has been assessed against the policies of the Local Plan, Emerging Local Plan and NPPF. It has been found to be acceptable, subject to conditions, in terms of impact on: the character of the area, living conditions of future occupiers and neighbouring occupiers, highways and parking, environmental health and the wider environment including ecology.
- 11.2 The proposal would help to boost the supply of housing in line with the government's objective set out at paragraph 59 of the NPPF. Also, as the Council cannot demonstrate a 5-year supply of deliverable housing sites, paragraph 11(d) of the NPPF applies. This outlines that applications involving housing should be granted unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole. It is considered that there are no adverse impacts to this development and it meets the economic, social and environmental objective of sustainable development in mutually supportive ways.

12 Recommendation

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

1. Development must not commence until scaled drawings showing existing and proposed ground levels around the apartment building hereby approved, together with the proposed ground floor levels, have been submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details.

REASON: To ensure the apartment building relates appropriately to adjacent buildings and protects the living conditions of neighbouring occupiers, in accordance with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 (Statement of Council Policy), Policies SP9 and SADM11 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework 2018.

2. Development must not commence until an updated Bat Mitigation Strategy is submitted to and approved in writing by the Local Planning Authority. The updated Bat Mitigation Strategy must be informed by the results of three dusk emergence / dawn re-entry surveys which must be undertaken during May to September, with at least two surveys between May and August, to determine with confidence whether bats are roosting.

REASON: To ensure the continued ecological functionality of bats and their roosts is maintained in accordance with Policy SADM16 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and requirements of the National Planning Policy Framework 2012.

3. No development above ground shall take place until details of the proposed crown roof have been submitted to and approved in writing by the Local Planning Authority. The details, including; a roof plan, elevations and sections, in either 1:50 or 1:100 scale, must clearly show that the flat roof is stepped down and concealed behind the surrounding pitched roof. The pitched roof must use ridge tiles. Subsequently the development must not be carried out other than in accordance with the approved details.

REASON: The proposal contains insufficient information in regards to the detailed design of the roof and this is required in the interests of quality of design and visual amenity in accordance with Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005; Supplementary Design Guidance 2005 (Statement of Council Policy); Policy SP9 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and; the National Planning Policy Framework 2018.

4. No development above ground level shall take place until samples of the materials to be used in the construction of the external surfaces of the apartment building; bin stores; pergola; and frontage boundary walls, piers, railing and gates, 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 GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 (Statement of Council Policy), Policy SP9 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework 2018.

5. No development above ground level 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 must 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 (including locations, height, scale and appearance)
- b) hard surfacing, other hard landscape features and materials
- c) existing trees, hedges or other soft features to be retained
- d) 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; Policy SP9 and SADM16 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework 2018.

6. All agreed landscaping comprised in the above details of landscaping must 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; Policy SP9 and SADM16 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework 2018.

7. A scheme setting out the arrangements for the delivery of accessible housing will be supplied to the council in accordance with the following requirements:
 - a) A schedule of units, together with appropriate plans and drawings, shall be submitted to and be approved by the local planning authority setting out details of the number, layout and location of all units that will comply with Part M4(2) of the Building Regulations 2010. At least 20% of all new dwellings must meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings';

- b) All units specified as M4(2) in the agreed schedule and plans shall be implemented in accordance with that approval and in compliance with the corresponding part of the Building Regulations in that regard.
- c) The person carrying out the building work must inform the Building Control body which requirements apply.
- d) Written verification of the completion of all dwellings in accord with part (a) above will be supplied to the local planning authority within 30 days of the practical completion [of the block it forms part of].

REASON: To ensure that suitable housing is provided for households in need of accessible or wheelchair housing in accordance with Policies D1, and H10 of the Welwyn Hatfield District Plan 2005; and Policy SP7 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016.

- 8. Prior to installation of any external lighting, the applicant must submit to, for approval in writing by the Local Planning Authority, details relating to the external lighting scheme (including vertical lux diagrams which show potential light trespass into windows of nearby residential properties). This scheme must meet the requirements within the Institution of Lighting Professionals guidance notes for the reduction of obtrusive lighting.

REASON: To protect the living conditions of neighbouring residential properties in accordance with Policy D1 and R20 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 (Statement of Council Policy), Policy SADM11 and SADM18 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework 2018.

- 9. Prior to occupation of the development hereby approved, the proposed on-site vehicle and cycle parking must be laid out, demarcated, levelled, surfaced and drained, and retained thereafter available for that specific use.

REASON: To ensure the parking areas are implemented and retained for their specific use in the interests of highway safety and parking provision, in accordance with Policy M14 of the Welwyn Hatfield District Plan 2005; Supplementary Planning Guidance – Parking Standards 2004; Interim Policy for Car Parking Standards and Garage Sizes 2014; Policies SADM2 and SADM12 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework 2018.

- 10. Any upper floor window located in a wall or roof slope forming a side elevation apartment building 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, Supplementary Design Guidance 2005 (Statement of Council Policy), Policy SADM11 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework 2018.

11. 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
MB-SURV-BA-TS-001	01	Topographical Survey	30 July 2018
SH13	Rev B	Proposed Front Garden	13 December 2018
SH14		Proposed Block Plan (Hard landscaping)	30 July 2018
SH2		Proposed Ground Floor – Apartments 1, 2, 3 & 4	30 July 2018
SH3		Proposed First Floor – Apartments 5 & 6	30 July 2018
SH4	Rev A	Proposed Second Floor – Apartments 7 & 8	08 November 2018
SH6		Proposed Front Elevation	30 July 2018
SH5		Proposed Roof Plan	30 July 2018
SH7		Proposed Rear Elevation	30 July 2018
SH8		Proposed Right Side Elevation	30 July 2018
SH9		Proposed Left Side Elevation	30 July 2018
SH10		Proposed Ground Floor Plan	30 July 2018
SH11		Proposed Basement Plan	30 July 2018
SH15		Proposed Section A-A	30 July 2018
SH16		Proposed Front Elevation With Front Garden Wall	30 July 2018
SH17		Proposed Street Scene	30 July 2018
SH18		Proposed Roof Section Detail	30 July 2018
SH1		Location & Block Plan as Existing	30 July 2018
SH19		Existing Ground Floor Plan	12 September 2018
SH20		Existing First Floor Plan	12 September 2018
SH21	Rev O	Existing Front Elevation	08 November 2018
SH22	Rev O	Existing Rear Elevation	08 November 2018
SH23	Rev O	Existing Side Elevation	08 November 2018
SH24	Rev O	Existing Side Elevation	08 November 2018
SH25	Rev B	Front Boundary Wall Details	13 December 2018
SH26	Rev B	Pergola Detail as Proposed	13 December 2018
SH27	Rev B	Proposed Refuse Storage Details	13 December 2018

POSITIVE AND PROACTIVE STATEMENT

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

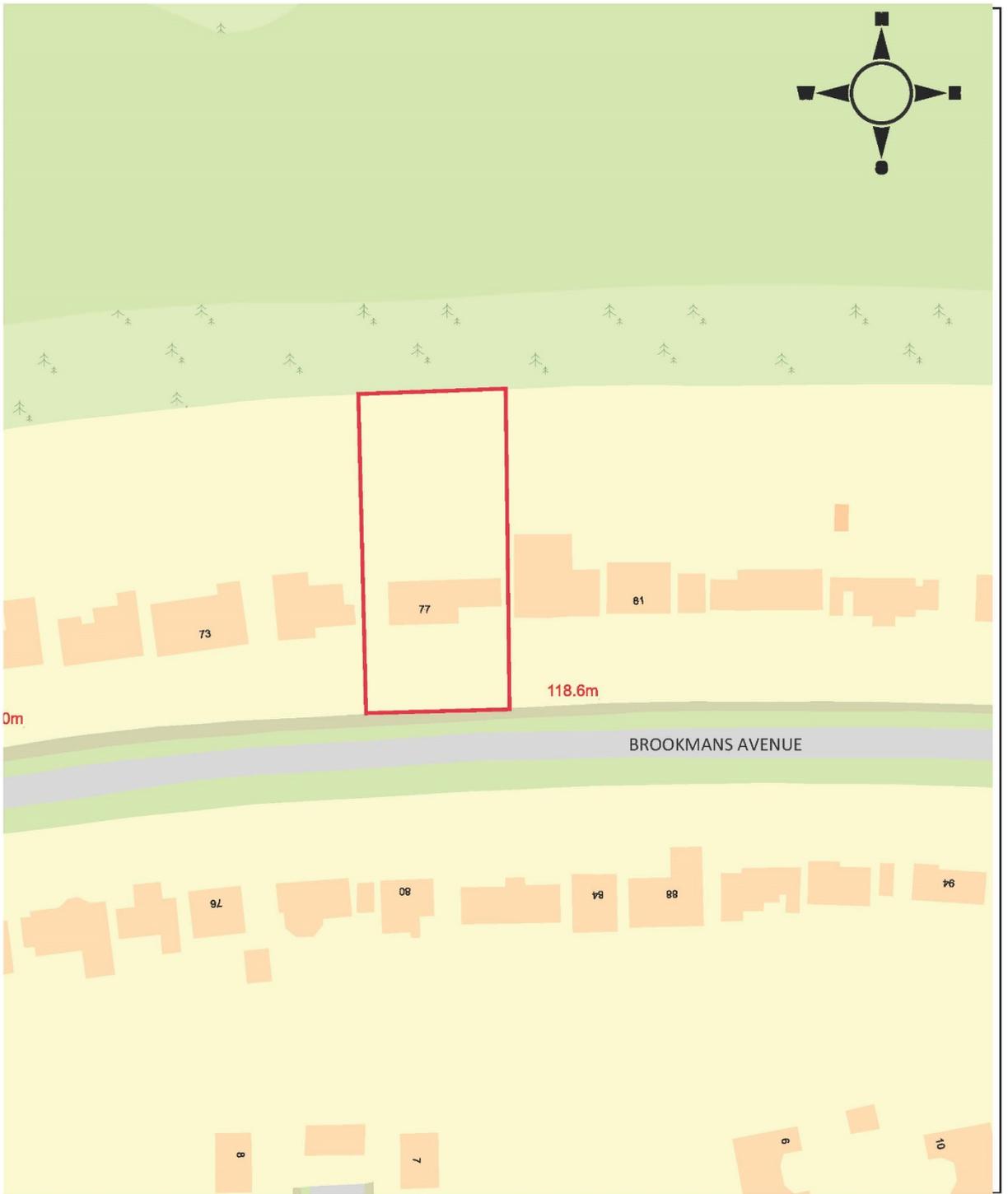
INFORMATIVES

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: 07 November 2018

Expiry date: 04 January 2019



 <p>WELWYN HATFIELD</p> <p>Council Offices, The Campus Welwyn Garden City, Herts, AL8 6AE</p>	Title:		Scale:
	77 Brookmans Avenue Brookmans Park Hatfield		DNS
	Project:		Date:
	DMC Committee		2018
Drawing Number:		Drawn:	
6/2018/1996/FULL		Ida Moesner	
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