

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 27 JUNE 2024
REPORT OF THE ASSISTANT DIRECTOR (PLANNING)

6/2023/2133/FULL

26 HUGGINS LANE WELHAM GREEN HATFIELD AL9 7LE

ERECTION OF A 2 BEDROOM DETACHED BUNGALOW FOLLOWING
SUBDIVISION OF PLOT

APPLICANT: MR L IOANNOU

1 Site Description

- 1.1 The application site comprises part of the rear garden of 26 Huggins Lane, which is a detached dwelling situated on a large corner plot which fronts Huggins Lane, whilst also facing Puttocks Drive along its flank. The site measures approximately 717m² in total and the existing house has a footprint of approximately 150m².
- 1.2 The area is characterised by a variety of dwelling houses, ranging from semi-detached to detached properties, consisting of bungalows and two-storey properties.

2 The Proposal

- 2.1 The proposal seeks planning permission for the sub-division of the site and erection of a 2-bedroom detached bungalow.
- 2.2 The new plot created would have external dimensions of approximately 18m wide x 15m deep. The new dwelling would be sited behind the existing dwelling with frontage and vehicular access obtained from Puttocks Drive.

3 Reason for Committee Consideration

- 3.1 This application is presented to the Development Management Committee because Councillor Paul Zukowskyj has called-in the application, and the proposal is recommended for approval. The reason for the call-in request is set out below:

"I would like to call in this application, for determination by committee, on the basis that it raises unusual planning issues, and it has wider ramifications of more than just local interest. The unusual planning issue is the access to the site during construction, as Puttocks Drive at the location of the proposed

VXO is narrower than the standard width. This means construction vehicles are likely to fully block the road to traffic movements, with consequent difficulties and problems for the amenity of neighbouring residents. The application may have wider ramifications than just local interest as I know WHBC has looked to resist back garden development across the Borough, and this application could set a precedent leading to many more applications of this sort. Should the case officer be minded to refuse the application as presented I would be content to withdraw my call in request.”

4 Relevant Planning History

- 4.1 Application Number: S6/1987/0989/OP
Decision: Refused
Decision Date: 12 February 1988
Proposal: Site for one three-bedroom dwelling

5 Relevant Planning Policy

- 5.1 National Planning Policy Framework 2023 (NPPF)
5.2 National Design Guide 2021 (NDG)
5.3 The Welwyn Hatfield Borough Council Local Plan 2016-2036 (Local Plan)
5.4 Supplementary Design Guidance 2005 (SDG)
5.5 Parking Standards Supplementary Planning Guidance 2004 (SPG)
5.6 Interim Policy for Car Parking Standards and Garage Sizes 2014 (Interim Car Parking Policy)
5.7 Hertfordshire Local Transport Plan (2018-2031) 2018

6 Representations Received

- 6.1 The application was advertised by means of neighbour notification letters. In total 4 representations have been received, all of which were objections to the scheme. All representations received are published in full on the Council's website and are summarised below.

Objections

- The proposal will de-value neighbour's property.
- Proposal will impact daylight and shadow neighbour's garden.
- Impact on privacy and overlooking.
- Impact on parking.
- Lack of visibility splays for vehicles.
- Development out of character with the area.
- Loss of visual amenity and outlook.

- The width of Puttocks Drive where the building is proposed to be, is very narrow and close to 2 existing junctions (Huggins Lane and Puttocks Close).
- Impact on highway and pedestrian safety including access for emergency vehicles.
- Site is currently used as a care home which provides 24 hour care for special needs adults.
- There is already approx. 4-5 cars parked outside, blocking driveways,
- Curious as to what the proposed dwelling will be used for as if its intended purpose is to home more special needs adults, question if this is permitted especially because of the noise and disruption that is caused at the moment.

7 Consultations Received

7.1 No objections have been received in principle from statutory consultees, subject to conditions. The consultation responses received are summarised below, and where appropriate, are expanded upon in later sections of this report.

7.2 The following have responded advising that they have no objections to the proposal in principle subject to conditions being applied:

- WHBC Client Services
- WHBC Landscape and Ecology
- HCC Transport Programmes and Strategy

7.3 No response was received from the following consultees:

- Cadent Gas
- WHBC Street Name and Numbering

8 Town/Parish Council Representations

North Mymms Parish Council have commented on the application, and they have advised that in the event the application is approved, permitted development rights should be removed to preserve the integrity of the site and the building.

9 Analysis

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

- 1. Principle of development**
- 2. Quality of design and impact on the character of the area**
- 3. Residential amenity**
- 4. Highways and transport considerations**
- 5. Other considerations**

- i) Landscaping and trees**
 - ii) Ecology and biodiversity**
 - iii) Waste management**
 - iv) Sustainable design and low carbon homes**
 - v) Removal of permitted development rights**
 - vi) Neighbour representations**
- 6. The planning balance**

1. Principle of the development

- 9.2 The National Planning Policy Framework (NPPF) encourages the provision of more housing within towns and other specified settlements and encourages the effective use of land by reusing land that has been previously developed. Local Plan Policy SP1 which requires development to take place on previously used or developed land is consistent with the NPPF. Furthermore, Policy SP3 direct new development towards existing towns and settlements.
- 9.3 The site has not been allocated in the Local Plan for additional housing supply and as such would come forward as a windfall residential site. Policy SADM1 would therefore apply. This policy states that all applications for windfall residential development on unallocated site will be granted provided:
- i. The site is previously developed, or is a small infill site within a town or excluded village. In the Green Belt, Policy SADM 34 will apply;
 - ii. The development will be accessible to a range of services and facilities by transport modes other than the car;
 - iii. There will be sufficient infrastructure capacity, either existing or proposed, to support the proposed level of development;
 - iv. Proposals would not undermine the delivery of allocated sites or the overall strategy of the Plan; and
 - v. Proposals would not result in disproportionate growth taking into account the position of a settlement within the settlement hierarchy.
- 9.4 Paragraph 6.10 of the Local Plan states that the priority will be to use previously developed land but there may be opportunities to make more efficient use of other land on small-scale infill sites and through proposals in urban areas that intensify the land use without significant adverse impacts.
- 9.5 The application site is situated within the existing town of Welham Green, the surrounding area is mainly residential. The proposal would result in a net increase of a single dwelling. Gardens in built-up areas 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. Although gardens are not a priority for development, the need to make efficient use of urban land remains a policy objective. The proposal would result in the creation of a new plot in between two existing residential dwellings and would have its frontage facing Puttocks Drive. Therefore, it would be an infill site in a large excluded village.

- 9.6 The site is situated within walking distance of services and facilities such as Welham Green Train Station, bus stops, shops and schools. Future occupiers would have access to public transport and would not have to be solely reliant on private car. There is no evidence to suggest that the existing infrastructure cannot absorb this development. Also, the proposal would not undermine the delivery of allocated sites in the overall strategy, nor result in disproportionate growth of the settlement.
- 9.7 In principle there is therefore no objection to the subdivision of the private garden of 26 Huggins Lane and the proposed additional dwelling would not result in a development that is of an unsustainable nature. The proposal would not therefore conflict with the sustainability requirements of the National Planning Policy Framework or Policy SADM1 of the Local Plan.

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

- 9.8 Paragraph 131 of the National Planning Policy Framework (NPPF) clearly advises that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve, and that good design is a key aspect of sustainable development.
- 9.9 Local Plan Policy SP1 states the need to deliver sustainable development whilst ensuring development is built to high design standards reflecting local character. Policy SP9 emphasises this need to deliver a high-quality design that fosters a positive sense of place, responding to the character and context of the surrounding area. Correspondingly, Policy SADM11 states that all proposals will be required to create and protect a good standard of amenity for buildings and external open space.
- 9.10 In terms of the character of the area, paragraph 2.4 of the SDG outlines, amongst other things, that new development should:
- The existing layouts of buildings, streets and spaces relate to one another and complement each other;
 - Respond to building forms and patterns of existing buildings in the detailed layout and design to reinforce a sense of place;
 - New development positively contribute to the continuity and enclosure of an area and the frontage of the buildings should relate to the frontage of the existing buildings in the area
 - Ensure that the scale, height, massing, and space around the new development in relation to the adjoining buildings is considered
- 9.11 The National Design Guide states that well-designed places have individual characteristics which work together to create its physical character. Context is one of the ten characteristics relevant to this proposal. Context is the location of the development and the attributes of its immediate, local and regional surroundings. It means that a proposal must be well grounded in its locality and more likely to be acceptable to existing communities. Creating a positive

sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion. Well-designed places are:

- integrated into their surroundings so they relate well to them
- influenced by and influence their context positively

- 9.12 The application site comprises part of the rear garden of 26 Huggins Lane, which is a detached house situated on a large plot. The area is residential in character and comprises a mixture of two storey detached and semi-detached, detached and semi-detached bungalows.
- 9.13 The proposal would result in the subdivision of the plot and the erection of a single storey detached dwelling within its own separate curtilage. The new dwelling would be sited behind the existing dwelling with its frontage and vehicular access obtained from Puttocks Drive. It was observed during a site visit that No. 105 Puttocks Drive, which is located opposite to the application site to the south-west, is a bungalow with a frontage and vehicle access via Puttocks Drive and is an example which influences this proposal.
- 9.14 The application site would benefit from reasonable private amenity space and the dwelling would not appear cramped within its plot. In addition, the surrounding area has pockets of higher density housing directly on Puttocks Drive.
- 9.15 The surrounding area includes plot sizes of varying shapes and sizes, therefore there is no established type of plot which forms part of the character of the area. The plot size would be smaller than the site area of the majority of the surrounding properties which benefit from long, linear shaped plots. However, the application site would be comparable in plot size to the bungalow at No 105 Puttocks Lane, which also fronts onto Puttocks Lane. In this instance, it is considered that the proposed dwelling would not be out of character within the streetscene on Puttocks Lane and would not detract from the prevailing character of the surrounding area either.
- 9.16 The proposed single storey dwelling would feature a hipped roof and front projecting pitched feature. The design of the proposal would be similar to bungalows in the immediate surrounding area, for example, No 20 and 22 Huggins Lane. The height of the proposed dwelling would be comparable to the adjacent property at No. 105 Puttocks Lane, and it would appear subordinate to the host dwelling and the dwelling it would be adjacent to at No. 1 Puttocks Lane. As such, it is considered that the proposed dwelling would not appear overly prominent or discordant within the streetscene.
- 9.17 With regards to external materials, these would comprise brickwork/render and roof tiles, however, the colours have not been specified. It is considered reasonable and necessary to require exact details of external materials to be submitted to and approved in writing by the Local Planning Authority.
- 9.18 Subject to the external materials condition, it is considered that the proposal would integrate well into the immediate surroundings, and it would relate well

to the character and appearance of the area and would be in accordance with local and national policies.

3. Residential amenity

9.19 The NPPF is clear that planning should be a means of finding ways to enhance and improve the places in which people live their lives. This means that authorities should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Local Plan Policy SADM11 states that proposals are required to create and protect a good standard of amenity for buildings and external open space in line with the Council's SDG. Policy SADM11 additionally states that as a minimum, all proposals for C3 dwellings will be required to meet the Nationally Described Space Standard, unless it can be robustly demonstrated that this would not be feasible or viable. Therefore, the National Technical Housing Standard, March 2015 is a material consideration.

i) Neighbour impact

9.20 Given the single storey nature of the proposed dwelling and its hipped roof design, window/door positions and its separation distances from adjoining properties, it is considered that the proposal would not result in significant harm to the living conditions of neighbouring occupiers, in terms of overbearing impact, overlooking, loss of privacy or a loss of light.

ii) Future occupiers

9.21 The proposed layout is considered to provide adequate living conditions for future occupiers with regard to natural light and internal space. The proposed dwelling would have a Gross Internal Area (GIA) approx. 71m² and the floor area of the bedroom 1 and 2 would be 14.7m² and 17m² respectively. Therefore, the GIA and floor area of the proposed dwelling meet the minimum standards requirements set out in the NDSS for a 2 bedroom, 4-person, single storey dwelling (70sqm).

9.22 Turning to the outdoor amenity, it is important to ensure that the proposed development would afford future occupiers of the proposed units with good quality of private amenity space. Whilst the Council's SDG does not stipulate specific space standards which should be met, it advises that the design and layout of the garden in relation to the built environment should ensure that the garden is functional and usable in terms of its orientation, width, depth and shape. It is considered that there would be acceptable outdoor amenity space around 26 Huggins Lane and the application site.

9.23 Overall, the proposal would not have an impact on neighbouring and future occupiers and would be in accordance with the Local Plan Policies, the Supplementary Design Guidance and the relevant paragraphs of the NPPF.

4. Highways and transport considerations

- 9.24 In terms of parking Paragraph 111 of the NPPF states that if setting local parking standards authorities should take into account the accessibility of the development; the type, mix and use of the development; the availability of and opportunities for public transport; local car ownership levels; and the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles. Paragraph 115 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.25 Policy SADM12 of the Local Plan states that the type and quantum of vehicle and cycle parking provided within development proposals will be informed by the standards set out in the Council's parking standards taking account of:
- a. The site's location and accessibility to public transport, services and facilities;
 - b. The nature and degree of parking demand likely to be associated with the development and opportunities for shared parking; and
 - c. The need to promote more sustainable forms of travel within the borough.
- 9.26 Policy SADM2 also states that development proposals will be permitted provided there would be no negative impacts on highway safety, they are designed to allow safe and suitable means of access and site operation and they provide satisfactory and suitable levels of parking.

Highway safety

- 9.27 During the course of the application, amended plans were received to address concerns regarding visibility splays raised by the Highway Authority (HA). Following review of the amended plans, HA considered the vehicle-to-vehicle inter-visibility and pedestrian visibility splays acceptable.
- 9.28 A new double crossover is demonstrated on drawing 1621/03. This would need to conform to HCC's Residential Dropped Kerb Policy. The Highway Authority would not provide a double dropped kerb unless it serves two dwellings. The width for a single dropped kerb is 4.5m.

Car parking

- 9.29 The application site is located within parking Zone 4; the parking standards require a property with two bedrooms to provide 1.5 off road spaces. The submitted drawing No 1621/05 shows two on-site car parking spaces. Therefore, there would be no objections raised in terms of car parking provision.
- 9.30 The Highway Authority have advised that the depth and width of the driveway/hardstanding must be a minimum of 5 metres and 2.7 metres

respectively. This is to ensure that there is enough space to prevent a vehicle from overhanging the pavement. The parking spaces which are shown would be approximately 4.8m in depth and 2.4m in width, which comply with the recommended sizes for parking spaces. However, the additional width and depth requested by Highways is not demonstrated on drawing No 1621/05. Therefore, it is considered reasonable and necessary to require details of on-site car parking showing the minimum depth and width required by Highway Authority to be submitted to and approved in writing by the Local Planning Authority. There appears to be space on the site frontage to accommodate this at present, if they are moved slightly back into the site. This can therefore be secured by condition.

Cycle Storage

- 9.31 Drawing 1621/03 shows the location of secure cycle storage. The provision of well-located, safe and secure cycle parking is a key factor in encouraging people to cycle as an alternative to using the private car. However, details of the elevation plans have not been provided with regards to the cycle storage. In the event of a recommendation for approval, these details can be secured through a suitably worded planning condition.

Construction Traffic Management Plan

- 9.32 Access to the application site would be via Puttocks Lane which is a narrow road. It is considered essential to ensure that a Construction Management Scheme is submitted to and approved in writing by the Local Planning Authority. This is in line with the comments from the County Highways team who have stated that it is important that a CMS is provided considering the width of Puttocks Lane and the residential area. The statement must have, or be shown, as a drawing of the construction site and the dedicated areas within. These should include but not be limited to, construction parking areas, wheel washing and storage. There must be no contractor parking unless on-site space is provided.
- 9.33 Subject to the suggested conditions, it is considered that the proposal would not have an unreasonable impact on the safety and operation of the adjoining highways.

5. Other considerations

i) Landscaping and trees

- 9.34 The NPPF sets out at paragraph 135 that planning decisions should be sympathetic to local character, including the landscape setting. Paragraph 136 acknowledges that trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term

maintenance of newly-planted trees, and that existing trees are retained wherever possible.

- 9.35 Policy SP9 of the Local Plan requires that the appropriate definition of spaces should be created or maintained through the siting, layout and design of routes, buildings, landscaping and boundary. These principles are broadly consistent with Policy SADM11 which states that the outlook and visual amenity afforded from within buildings and private/communal garden areas should be satisfactory, taking account of for instance, boundary treatments and landscaping.
- 9.36 Landscaping is important in order to protect and maintain, or ideally enhance, the existing character of the area and to reduce the visual and environmental impacts of the development. It is important that an appropriate balance between hard and soft landscaping is maintained and the Council will aim to ensure that a proportion of the site frontage is retained as landscaped 'greenery' to reduce the visual prominence of hard surfacing and parked vehicles.
- 9.37 Submitted drawing Nos 1621/03 and 1621/05 shows the location of both soft and hard landscaping to the front and rear of the application site. However, the drawing does not include details of the landscaping. A detailed landscaping scheme can therefore be secured by condition. The scheme of landscaping should show the type and extent of trees, to be retained and removed, specifications of species and sizes and hard landscape features. This would be required to maintain and enhance the visual character of the area in accordance with local and national policies.

ii) Ecology and biodiversity

- 9.38 Paragraph 180 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and delivering net gains in biodiversity where possible. Paragraph 186 of the NPPF goes on to list principles that Local Authorities should apply when determining a planning application. It is stated within Paragraph 186(d) of the NPPF that "opportunities to incorporate biodiversity improvements in and around developments should be encouraged".
- 9.39 Policy SADM16 states that proposals will be expected to maintain, protect, conserve and enhance biodiversity. All developments that are not otherwise exempt will be required to deliver a measurable biodiversity net gain of at least 10%.
- 9.40 Biodiversity net gain (BNG) is a way of creating and improving natural habitats. BNG makes sure development has a measurably positive impact ('net gain') on biodiversity, compared to what was there before development.
- 9.41 With respect to whether a site is considered to be exempt from BNG, the site is considered to be 'small development' which is defined by the Government as 'not major developments'. A small development is taken to mean, in the

instance of this site, as a 'residential development where the number of dwellings is between 1 and 9, or if this is unknown, the site area is less than 0.5 hectares'. Small scale developments that were submitted prior to 2nd April are exempt from providing a measurable biodiversity net gain of at least 10%. This is the case for this application.

- 9.42 In light of the above, whilst the site is currently exempt from providing a measurable biodiversity net gain of at least 10%, Policy SADM16 and the NPPF require proposals to enhance biodiversity. In this instance, the proposed soft/hard landscaping condition suggested above would help to ensure that biodiversity is enhanced on site, by way of ecological enhancements to encourage wildlife.

iii) Waste management

- 9.43 The Council's Client Services department have been consulted and have suggested the property can be incorporated onto the ARRC scheme and would receive a set of 2 bins and food waste caddy. Bins would need to be presented to the kerbside on Huggins Lane the evening prior to collection and retrieved again after servicing.

- 9.44 Bins would be stored within an enclosure as shown on Drawing No. 1621/03. However, no details have been provided with regards to the bin storage in terms of its elevations or the external finish of the storage. In the event of a recommendation for approval, these details can be secured through a suitably worded planning condition.

iv) Sustainable design and low carbon homes

- 9.45 In June 2019 Welwyn Hatfield declared a Climate Change Emergency, with the aspiration of achieving net-zero carbon emissions by 2030.
- 9.46 The NPPF, at paragraph 157, sets out the broad objectives that the planning system should support the transition to a low carbon future in a changing climate. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
- 9.47 Paragraph 162 states that, in determining planning applications, local planning authorities should expect new development to:

- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
- b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

- 9.48 Local Plan Policies SP10 and SADM13 seek to maximise opportunities for reducing carbon emissions; encourage the use of renewables where it is appropriate and consistent with other policies; and ensure that proposals are responsive to how the climate will change over their lifetime and minimise their contribution to the urban heat island effect. This is consistent with the environmental objective of sustainable development as outlined in Policy SP1 of the Local Plan.
- 9.49 The applicant has not submitted any details of energy efficient construction. It is considered reasonable to require details of energy-efficient construction materials and processes, including measures for long term energy and water efficient use of the building, to be submitted to and approved in writing by the Local Planning Authority.

v) Removal of permitted development rights

- 9.50 The new dwelling would benefit from permitted development rights. It is therefore appropriate to assess what impact further extensions or outbuildings could have on the residential amenity of neighbouring occupiers. NPPF paragraph 54 states “planning conditions should not be used to restrict national permitted development rights unless there is clear justification to do so.” The Planning Practice Guidance (PPG) advises that “Area-wide or blanket removal of freedoms to carry out small scale domestic and non-domestic alterations that would otherwise not require an application for planning permission are unlikely to meet the tests of reasonableness and necessity”.
- 9.51 In order to protect the character and appearance of the surrounding and to protect the amenity of neighbouring and future occupiers it would be reasonable to impose a planning condition withdrawing permitted development rights enabling the Local Planning Authority to retain control over the enlargement or alteration of the proposed new (Class A); enlargement of consisting of an addition or alteration to its roof (Class B); and outbuildings incidental to the enjoyment of a dwellinghouse (Class E) of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

vi) Neighbour representations

- 9.52 The comments from the neighbours regarding devaluing of property, use of the host dwelling as a care home and the likelihood of the proposed dwelling to be used for similar purposes are not relevant to the determination of this application. However, if the property were to be used for purposes other than a dwellinghouse (Class C3), then the applicant would need to seek advice from the Local Planning Authority on whether planning permission is required.

6. The planning balance

- 9.53 Policy SP1 of the Local Plan require that proposals will be permitted where it can be demonstrated that the principles of sustainable development are satisfied and that they accord with the objectives and policies of the Local Plan.
- 9.54 The NPPF is clear that achieving sustainable development means that the planning system has three overarching objectives (economic, environmental, and social), which are interdependent and need to be pursued in mutually supportive ways. Moreover, a breach of a particular local plan policy does not necessarily equate to a failure to accord with the local plan as a whole.
- 9.55 In favour of the scheme is a social benefit through the provision of an additional two-bedroom dwelling, contributing to the supply of housing locally. Short term economic benefits would also arise from the creation of one dwelling, albeit limited. With regards to the environment, the proposal would be within walking distance to shops and services, therefore it would not be unsustainable. Whilst the development would result in the loss of some existing garden land to form a new residential dwelling, it is considered that there is an opportunity for the proposal to provide opportunities to enhance the site through landscaping. Such environmental benefits would enhance the sustainability credentials of the development.
- 9.56 Therefore, the proposal is considered to accord with the relevant policies of the Local Plan and the National Planning Policy Framework and there are no material considerations sufficient to justify a refusal of planning permission.

10 Conclusion

- 10.1 Subject to the suggested conditions, the proposed scheme would comply with local and national policies. Accordingly, and for the reasons given, the proposal is recommended for approval.

11 Recommendation

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

Conditions:

PRIOR TO COMMENCEMENT

1. No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development must not be carried out other than in accordance with the approved Plan. The Construction Traffic Management Plan shall identify details of:

- a) construction vehicle numbers, type, routing;
- b) access arrangements to the site;
- c) traffic management requirements;
- d) construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
- e) siting and details of wheel washing facilities;
- f) cleaning of site entrances, site tracks and the adjacent public highway;
- g) timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
- h) provision of sufficient on-site parking prior to commencement of construction activities;
- i) post construction restoration/reinstatement of the working areas and temporary access to the public highway; and
- j) where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.

REASON: To protect highway safety and the amenity of other users of the public highway and rights of way; to protect the living conditions of neighbouring properties, in accordance with Hertfordshire's Local Transport Plan; the Welwyn Hatfield Borough Council Local Plan; and the National Planning Policy Framework.

2. No development shall commence until details of energy-efficient construction materials and processes, including measures for long term energy and water efficient use of the building, have been submitted to and approved in writing by the Local Planning Authority. These measures should involve sustainable drainage, heating and power systems. The building shall be constructed in accordance with the agreed materials, processes and systems, and shall thereafter be maintained in the approved form.

REASON: To ensure that the development contributes towards Sustainable Development and Energy efficiency in accordance with the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

NO DEVELOPMENT ABOVE GROUND LEVEL

3. No development above ground level in any phase of the 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 the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

4. No development above ground level in any phase of the 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) existing trees, hedges or other soft features to be retained and a method statement showing tree protection measures to be implemented for the duration of the construction;
- d) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing; and
- e) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife.

REASON: The landscaping of this site is required in the interest of maintaining the character and amenity of the area, to provide ecological, environmental and biodiversity benefits, and to mitigate the impacts of climate change in accordance with the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

5. No development above ground level in any phase of the development shall take place until elevation plans for the proposed secure cycle parking on site 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 scheme.

REASON: In order to ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

6. No development above ground level in any phase of the development shall take place until full elevation plans of the refuse bin and recycling materials storage bins have been submitted to and approved in writing by the Local Planning Authority. Subsequently the refuse and recycling materials storage bins and areas shall be constructed, equipped and made available for use prior to first occupation and retained in that form thereafter.

REASON: To ensure a satisfactory standard of refuse and recycling provision and to protect the residential amenity of adjoining and future occupiers in accordance with the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

PRIOR TO OCCUPATION

7. Prior to the first occupation of the development hereby permitted, the

applicant shall submit full details of the proposed on-site car parking to the Local Planning Authority for approval, to demonstrate that the parking arrangement will comply with HCC's Residential Parking Policy (a minimum depth of 5 metres and a minimum width of 2.7 metres). Subsequently, the parking on-site shall be implemented in accordance with the approved details, made available for use prior to the first occupation of the development hereby permitted and retained in that form thereafter.

The surface material must be bound, to prevent loose material entering the highway.

REASON: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018); the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

OTHER

8. The development must not be carried out other than in accordance with the approved landscaping details and all landscaping must be carried out in the first planting and seeding seasons following the occupation of any part of the development, or the completion of the development, or in agreed phases, whichever is the sooner. Any plants which within a period of five years from planting die, are removed, or become seriously damaged or diseased must be replaced in the next planting season with others of similar size and species. All landscape works must be carried out in accordance with the guidance contained in British Standards 8545: 2014.

REASON: To ensure implementation of the approved landscaping details in the interest of maintaining the character and amenity of the area, to provide ecological, environmental and biodiversity benefits, and to mitigate the impacts of climate change in accordance with the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

9. 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 Class A, B and E 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 residential and visual amenity in accordance with the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

DRAWING NUMBERS

10. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan No	Revision No	Details	Received Date
1621/03	A	Ground Floor Site Plan as	28 February 2024

1621/01	A	Proposed Block Plan as Existing and Proposed	11 March 2024
1621/05	A	Site Plan with Visibility Splays as Proposed	12 March 2024
1621/02		Floor Plans as Proposed	19 October 2023
1621/04		Elevations and Section as Proposed	19 October 2023
1621/00	A	Site Location Plan	2 November 2023

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 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:

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 or legal interest (easements or wayleaves) 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. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.
4. a) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

b) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

c) Construction Management Statement (CMS): The purpose of the CMS is to help developers minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment. It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses. A completed and signed CMS must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites will be mitigated and managed. The level of detail required in a CMS will depend on the scale and nature of development. The CMS would need to include elements of the Construction Logistics and Community Safety (CLOCS) standards as set out in our Construction Management template, a copy of which is available on the County Council's website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

d) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

e) New or amended vehicle crossover access (section 184): Where works are required within the public highway to facilitate a new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop

signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.

f) Any surfacing arrangement should be in accordance with DCLG guidance on the permeable surfacing of front gardens and shall be surfaced to LPA approved durable bound material. Guidance on permeable surfacing of front gardens can be found on the government website:

<https://www.gov.uk/government/publications/permeable-surfacing-of-front-gardens-guidance>

5. In addition, and separate to your planning permission, for the majority of schemes, you are required by law to appoint a building regulator who will inspect your property at various stages during the course of your building project. This is to ensure it is compliant with the Building Regulations and the Building Act 1984.

The checks the building regulator will carry out include, but are not limited to, the structure, foundations, fire precautions and escape routes, electrical and plumbing compliance and other issues such as drainage and insulation. The objective of these checks is to ensure that your building is safe to live in, accessible and environmentally sustainable.

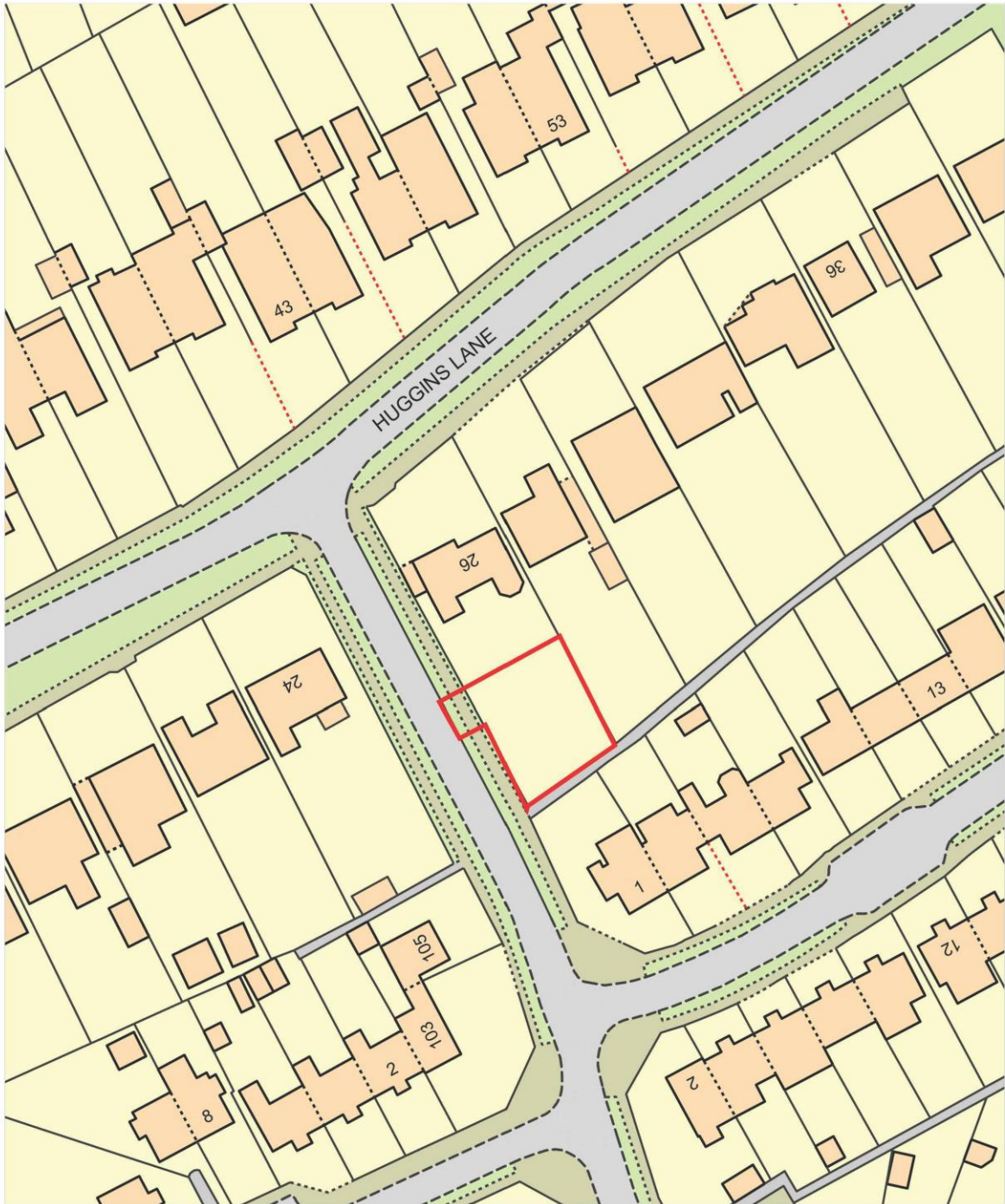
Once all build stages are checked and the works are finished, a Completion Certificate is issued confirming that these objectives have been met. You will also need the Completion Certificate, should you sell the property, as it will confirm to future owners that the work has been carried out in compliance with the Regulations.


As the owner of the property, you are responsible for Building Regulations compliance so we would urge you to decide which regulator to use, as opposed to leaving your builder or architect to make the choice. This is so that you can be sure the building regulator is truly independent and working to protect you from any breach or omission during the works.

Hertfordshire Building Control Limited are a Company wholly owned by eight local authorities in Hertfordshire including Welwyn Hatfield Borough Council. Please contact them on 01438 879990 or at buildingcontrol@hertfordshirebc.co.uk to discuss the process and all that is involved. Or alternatively refer to the Homeowner Information section on their website at www.hertfordshirebc.co.uk

Lizzie Mugova (Development Management)

Date: 17/06/2024



 WELWYN HATFIELD Council Offices, The Campus Welwyn Garden City, Herts, AL8 6AE	Title:		Scale:
	26 Huggins Lane Welham Green Hatfield AL9 7LE		DNS
	Development Management Committee		Date:
		Drawing Number:	Drawn:
		6/2023/2133/FULL	C. Brady
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