

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 9 January 2020
REPORT OF THE CORPORATE DIRECTOR (PUBLIC PROTECTION, PLANNING
AND GOVERNANCE)

Appeal Decisions 20/11/2019 to 18/12/2019

6/2019/1381/HOUSE	
DCLG No:	APP/C1950/D/19/3237653
Appeal By:	Mr & Mrs Lacorte
Site:	4 Hawkshead Lane North Mymms Hatfield AL9 7TB
Proposal:	Erection of a part single, part two storey front and side extension and alterations to the roof to form a crown roof
Decision:	Appeal Dismissed
Decision Date:	17/12/2019
Delegated or DMC Decision:	Delegated
Summary:	<p>This appeal relates to the erection of a part single, part two storey front and side extension and alterations to the roof. The main issues concerned the impact on the Green Belt and character and appearance of the area.</p> <p>The Inspector concluded that the development would be inappropriate due to the disproportionate increase in footprint to the original dwelling and increase volume to the roof. He concluded that the increase in bulk to the roof would lead to a loss of openness of the Green Belt, giving limited weight to the limited views of the extension from public vantage points.</p> <p>On character and appearance, the Inspector concluded the scale and bulk of the roof would fail to be subservient, therefore resulting in harm. He also commented that the design of the roof was overly complicated.</p> <p>The Inspector gave limited weight to a granted Certificate of Lawfulness (LAWP) for a two storey rear extension and single storey side extensions presented as a fall-back by the appellant. He concluded that despite the LAWP presenting a larger increase in footprint, it has a much smaller increase to the volume of the roof compared to the appeal scheme.</p> <p>In addition, he gave limited weight to the Emerging Local Plan noting that it is yet to complete its examination to the public.</p> <p>The appeal was dismissed.</p>