

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 21 JULY 2016
REPORT OF THE DIRECTOR (GOVERNANCE)

Appeal Decisions 27/05/2016 to 30/06/2016

1. DCLG No: C1950/W/16/3144705
- Application No: S6/2015/1204/FP
- Appeal By: Mr J Ubhi
- Site: 1 Hill Ley, Hatfield, AL10 8LX
- Proposal: Change of use from House in Multiple Occupation (Class C4) to Larger HMO for 8 people (Sui Generis)
- Summary: Whilst accepting that the property is already in use as an HMO, the Inspector gave significant weight to the existing overconcentration of HMOs around the property (29% of properties compared to the 20% threshold in the HMO Supplementary Planning Document). Accordingly, they concluded that the increase in the number of occupants of the property would 'exacerbate a situation which the Council clearly feel already requires careful management' and would harm the residential character of the area. In addition, the Inspector concluded that the lack of any parking provision at the property could not be justified when compared to the four space requirement in the HMO SPD.
- Decision: Appeal Dismissed
- Delegated or DMC Decision: Delegated