

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 16 JUNE 2022
REPORT OF THE CORPORATE DIRECTOR (PUBLIC PROTECTION, PLANNING AND
GOVERNANCE)

Appeal Decisions 01/04/2022 to 06/06/2022

6/2020/3103/FULL	
DCLG No:	APP/C1950/W/21/3276138
Appeal By:	Lioncrest Homes Ltd
Site:	39A Roe Green Lane Hatfield AL10 0SH
Proposal:	Demolition of existing building and erection of three storey development to accommodate nine residential units with parking, landscaping and bin store. Reallocation of existing cycle store serving adjacent flats (41-43 Roe Green Lane) to allow for proposed car parking entrance and additional cycle storage.
Decision:	Appeal Dismissed
Decision Date:	11/04/2022
Delegated or DMC Decision:	Delegated
Summary:	<p>This appeal relates to a refusal for the proposed demolition of an existing dwelling and the redevelopment of the site with the erection of a three-storey building (2+loft) to accommodate 9 dwellings, with associated parking, landscaping and bin store.</p> <p>The application was refused on the following grounds:</p> <ul style="list-style-type: none">• The proposed development was not in keeping with the character and appearance of the surrounding area;• The proposed development would provide an unsuitable quality of living conditions for future occupants;• The proposal would have an unacceptable impact on the living conditions of occupants within neighbouring properties; and• The proposal would not provide a safe and suitable access for all <p>In the Planning Inspector's decision letter it was found that the proposed development would be out of character with its immediate surroundings and therefore the Inspectorate agreed with the reason for refusal on this ground. The Inspector found that the proposed development would also create living conditions for a number of occupants which be unacceptable because of outlook, privacy and the quality of amenity space within the development. As a result the Inspector agreed that the proposal would fail to provide an appropriate level of living conditions for future residents. In addition, the Inspector agreed with officers that the proposed development would result in an unacceptable impact on the living conditions for occupants of neighbouring properties.</p>

With regards to the proposed access and parking arrangements, the Inspector found that concerns in relation to these points could reasonably be addressed through the imposition of an appropriately worded condition. As a result the Inspector did not agree with this reason for refusal.

Further to these points while the Inspector noted that the Council's is unable to provide a five-year supply of deliverable housing site, with the result that the presumption in favour of sustainable development, as established by Paragraph 11 of the NPPF should be engaged. The Inspector concluded that the adverse impacts of the proposal represented fundamental shortcomings within the proposed development. Accordingly, the Inspector attached substantial weight to these matters and found that these significantly and demonstrably outweigh the benefits of the proposal.

As a consequence of the above the Inspector dismissed this appeal.