

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 1 DECEMBER 2022
REPORT OF THE ASSISTANT DIRECTOR (PLANNING)

Appeal Decisions 07/10/2022 to 18/11/2022

6/2022/0810/HOUSE	
DCLG No:	3302251
Appeal By:	Mr & Mrs Cox
Site:	36 Oaklands Avenue Hatfield AL9 7UJ
Proposal:	Hip to gable roof conversion with installation of front facing rooflights and rear dormer.
Decision:	Appeal Dismissed
Decision Date:	07/10/2022
Delegated or DMC Decision:	Delegated
Summary:	<p>This appeal relates to refused planning application 6/2022/0810/HOUSE for a hip to gable roof conversion with installation of front facing rooflights and rear dormer.</p> <p>The hip to gable roof conversion and installation of rooflights were considered acceptable. The proposed dormer however was not considered acceptable due to the size, scale and positioning of the dormer, with the glazing of the dormer also considered out of keeping with the fenestration of the dwelling.</p> <p>The Inspector stated that the proposed hip to gable roof conversion would not appear out of place and that the proposed rooflights would be modest and unobtrusive. In consideration of the dormer, the Inspector stated that the dormer would have a very considerable scale and rectilinear bulk which would entirely dominate the host's sloping roof and result in a top heavy appearance. The impact of this would be exacerbated by the proposed glazing which would be out of proportion with the glazing in the floors below.</p> <p>The Inspector therefore concluded that the dormer would not represent good design and would therefore be in conflict with District Plan Policies D1 and D2, the Supplementary Design Guide and the National Planning Policy Framework. The appeal was dismissed.</p>
6/2021/2042/FULL	
DCLG No:	APP/C1950/W/22/3296508
Appeal By:	Mr Mohammad Choudhry

Site:	49 Briars Wood Hatfield AL10 8DH
Proposal:	Conversion of 3-bedroom house into a 6-bedroom HMO with 3 parking spaces and 1 bike store to hold 6 cycles and bin stores.
Decision:	Appeal Dismissed
Decision Date:	17/10/2022
Delegated or DMC Decision:	Delegated
Summary:	<p>This was an application for a retrospective change of use from a residential dwelling to a 6-bedroom House in Multiple Occupation (HMO) with parking, a bike store and a bin store. The application was refused as the development resulted in the concentration of HMO's exceeding the 20% threshold in the WHBC Houses in Multiple Occupancy Supplementary Planning Document 2012 (HMO SPD) and because there would be an inadequate level of car parking provision. The applicant proposed 3 parking spaces as part of the application. However, two of the parking spaces were opposite the property, one of which was inside a council owned garage and the second was located to the front of a separate council owned garage (see site plan attached).</p> <p>The Inspector agreed that the change of use would exceed the 20% threshold under Criteria HMO1 of the HMO SPD which would potentially lead to a more intensively used property than the original residential house. It was considered that this could lead to degradation in the external appearance of the property and its garden, which in turn could have an adverse impact on the street scene and surrounding area. As such, the appeal scheme would fail to respect the character and context of the local area and would be at odds with the NPPF which requires development to take account of the different roles and characters of different areas and add to the overall character.</p> <p>In terms of parking, the Inspector found that the garage parking space would fall short of the minimum dimensions in the Council's Interim Policy for Car Parking Standards 2014 and the space in front of the second garage would likely prevent the use of that garage for parking, therefore these spaces would not realistically be useable for the majority of vehicles. The wording also sets out that although the site is in a sustainable location and some of the current occupiers may not be car users, the nature of occupancy is likely to change in future and this could increase demand for on-street parking in an area which already experiences parking pressures. For these reasons the development would not provide adequate off-street parking.</p> <p>The appeal was dismissed</p>
6/2022/0893/HOUSE	
DCLG No:	APP/C1950/D/22/3301686
Appeal By:	Mr Bollampally
Site:	1 Stonecross Road Hatfield AL10 0HR
Proposal:	Erection of a single storey, part two storey rear extension
Decision:	Appeal Dismissed

Decision Date:	31/10/2022
Delegated or DMC Decision:	Delegated
Summary:	<p>This appeal relates to refused planning application 6/2022/0893/HOUSE at 1 Stonecross Road for the erection of a single storey, part two storey rear extension.</p> <p>It was considered due to the size, scale and concentration of the development to the rear of the property, the proposal would appear overbearing towards the application dwelling and would detract from the character of the area. Furthermore, it was considered that the design of the development would interrupt the uniformity of the eaves, a form that was replicated at each end of terraced dwellings within the north side of Stonecross Road.</p> <p>The Inspector noted that there were inconsistencies within the plans and stated it was unclear how the distinctive corbel would be retained. The Inspector deduced that the elevations and floor plans were consistent with one another and assumed those to be correct rather than the roof plan. The Inspector stated that the side facing eaves with the prominence of rainwater goods would compete with and detract from the distinctive appearance of the gable parapet and corbel and would therefore represent a poor standard of design.</p> <p>The appeal was therefore dismissed.</p>