

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 13 OCTOBER 2016
REPORT OF THE EXECUTIVE DIRECTOR

Appeal Decisions 24/08/2016 to 27/09/2016

1. DCLG No: C1950/D/16/3153518

Application No: 6/2016/0282/HOUSE

Appeal By: Mr S Bentley

Site: 30 Huggins Lane, Welham Green, Hatfield, AL9 7LE

Proposal: Erection of first floor extension over garage

Summary: The proposal would extend the appeal property to within 1m of the side boundary at a first floor level, contrary to the Supplementary Design Guidance. Whilst the Inspector considered the neighbouring resident unlikely to make a similar first floor extension (and hence result in a 'terracing' effect), they found that the regular gaps between properties on Huggins Lane make a positive contribution to its character and appearance. It was therefore concluded that the proposal had little regard to the street scene.

Decision: Appeal Dismissed

Delegated or DMC Decision: Delegated

2. DCLG No: APP/C1950/D/16/3154553

Application No: 6/2015/2098/HOUSE

Appeal By: Mr & Mrs L C Evans

Site: Dimsdale House, Essendon Place, High Road, Essendon, Hatfield, AL9 6GZ

Proposal: Raising of garage roof height to accommodate gymnasium with external access stairs

Summary: The appeal property is Grade II listed. The Inspector judged that the extension to the detached garage would adversely affect its setting, by intruding on views of it and undermining the positive impact of its dominance within the street scene. Whilst the appellant argued there had previously been other structures on the site that were similarly intrusive, the Inspector reasoned that this is not a reason to allow the listed building to be harmed once again. The Inspector concluded

that potential screening by trees could not mitigate the harm, and that it was 'over-generous' to suggest that the design of the extension could improve the overall appearance of the garage.

Decision: Appeal Dismissed

Delegated or
DMC Decision: Delegated