

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 10 NOVEMBER 2016
REPORT OF THE DIRECTOR (GOVERNANCE)

Appeal Decisions 27/09/2016 to 25/10/2016

1. DCLG No: C1950/W/16/3147011
- Application No: 6/2015/2282/PN10
- Appeal By: Mr & Mrs A Beesley
- Site: Northaw Brook Meadow, Coopers Lane Road, Northaw, Potters Bar, EN6 4FB
- Proposal: Prior approval for the change of use from an agricultural building to a dwelling and for associated operational development
- Summary: Whilst the Inspector had no reason to doubt that the building in question was originally constructed for agricultural purposes, they found that it was not being used for agriculture at the time of their site visit. Furthermore, the Design and Access Statement from a 2012 planning application on the site made no reference to an agricultural use of the building, indeed it referred to it being used for equestrian storage, and reference has also been made to use of the building as a residential garage. On the 'balance of probability' test, the Inspector therefore concluded that the building cannot benefit from permitted development rights to change to a residential use.
- Decision: Appeal Dismissed
- Delegated or DMC Decision: Delegated