

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 8 DECEMBER 2016
REPORT OF THE DIRECTOR (GOVERNANCE)

Appeal Decisions 26/10/2016 to 17/11/2016

1. DCLG No: APP/C1950/W/16/3151697
- Application No: 6/2016/0291/FULL
- Appeal By: Mr & Mrs Hewitt
- Site: 17 Kingsmead, Cuffley, Potters Bar, EN6 4AN
- Proposal: Erection of 1no detached single storey dwellinghouse
- Summary: Land adjacent to the appeal site is already being developed for four new dwellings, and the additional dwelling would be located between these and the existing property at 17 Kingsmead. On the issue of impact on the area's spacious character and appearance, the Inspector judged that the additional dwelling would not be harmful. Whilst it would result in the loss of an area originally intended for landscaping, the Inspector considered Kingsmead to already have a built up character and was satisfied that sufficient areas for landscaping would remain. Whilst the Inspector accepted that the additional dwelling would be quite visible and have a 'sensitive' relationship with nearby dwellings, they concluded that its lower eaves and ridge level meant it would not materially harm their living conditions.
- Decision: Appeal Allowed with Conditions
- Delegated or
DMC Decision: DMC