

WELWYN HATFIELD BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE – 2 FEBRUARY 2017  
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING AND GOVERNANCE)

**Appeal Decisions 08/12/2016 to 12/01/2017**

1. DCLG No: APP/C1950/D/16/3160090

Application No: 6/2016/0113/HOUSE

Appeal By: Mr G Johnson

Site: 16 East View Essendon Hatfield AL9 6HJ

Proposal: Erection of first floor extension over existing garage and 1.2 metre part rear two storey extension and conversion of garage into a new kitchen

Summary: NPPF paragraph 87 stipulates that proportionate additions to buildings are not inappropriate in the Green Belt. However, the Inspector judged that the roughly 50% increase in floorspace would on balance be disproportionate. The Inspector further judged that because the proposal would block views from East View into open countryside beyond, it would reduce the openness of the Green Belt and detract from the semi-rural character of the street. The relatively modern design of the extension was also considered to sit uncomfortably with the existing house.

Decision: Appeal Dismissed

Delegated or DMC Decision: Delegated
  
2. DCLG No: APP/C1950/D/16/3157832

Application No: 6/2016/0748/HOUSE

Appeal By: Mr & Mrs P Groves

Site: 9 Youngs Rise Welwyn Garden City AL8 6RT

Proposal: Erection of single storey rear and side infill and part single storey, part two storey side extension

Summary: The Inspector considered houses on Youngs Rise (within Welwyn Garden City Conservation Area) to be 'handsome', and well proportioned. By contrast the proposal was judged to be prominent in the street scene, as well as forming an excessively bulky addition to the existing dwelling. The Inspector also judged that the proposal's proximity to trees may eventually necessitate their removal, causing further harm to the character of the site and the wider conservation area.

Decision: Appeal Dismissed

Delegated or  
DMC Decision: Delegated

3. DCLG No: APP/C1950/D/16/3157916

Application No: 6/2016/0830/HOUSE

Appeal By: Mr & Mrs Myangar

Site: 115 Salisbury Road Welwyn Garden City AL7 3RY

Proposal: Erection of two storey side extension

Summary: Whilst noting the prominence of the dwelling at the corner of Salisbury Road and Heronswood Road and the general uniformity of dwellings surrounding the junction, the Inspector considered that the layout is not sufficiently formal as to mean that change cannot be accommodated. Due to its spacious plot the Inspector did not consider that the extension would sit cramped within it, and overall concluded that the extension would not harm the character of its surroundings.

Decision: Appeal Allowed with Conditions

Delegated or  
DMC Decision: Delegated

4. DCLG No: APP/C1950/D/16/3158078

Application No: 6/2016/0244/HOUSE

Appeal By: Mr J Welch

Site: 2 Church Cottages, Bibbs Hall Lane, Welwyn, AL6 9BZ

Proposal: Replacement of existing twin, double pitched roof with single double pitched roof to garden annex

Summary: NPPF paragraph 87 stipulates that proportionate additions to buildings are not inappropriate in the Green Belt. However, the Inspector judged that the scale of the roof increase (sufficient to accommodate an additional storey) meant that paragraph 87 could not apply. The Inspector further judged that the isolated location of the property meant that the enlarged roof would be bulky and prominent, and would therefore reduce the openness of the Green Belt – and for the same reasons, would also harm the surrounding Ayot St Lawrence Conservation Area. Whilst the Inspector recognised the need to replace the existing roof, the Inspector was not convinced that a roof of the scale proposed would be necessary by way of replacement, and concluded that this did not amount to the very special circumstances required to outweigh the issues above.

Decision: Appeal Dismissed

Delegated or  
DMC Decision: Delegated

5. DCLG No: APP/C1950/D/16/3159460

Application No: 6/2016/0932/HOUSE

Appeal By: Mr J McGreevy

Site: 55 Heronswood Road Welwyn Garden City AL7 3ER

Proposal: Retrospective application for the erection of a fence to the front boundary

Summary: Whilst the Inspector did not consider the fence to be visually dominant, it was nevertheless judged to be of significant height in its context and to contrast markedly with nearby frontages. Whilst recognising the fence's potential benefits to the appellant in terms of reducing public views into the property and reducing the potential for littering, on balance the Inspector concluded that the fence detracts from local character and is contrary to the Supplementary Design Guidance which favours hedges rather than fences as a means of enclosure.

Decision: Appeal Dismissed

Delegated or  
DMC Decision: Delegated

6. DCLG No: APP/C1950/D/16/3160373

Application No: 6/2016/0610/HOUSE

Appeal By: Mr F Safaoglu

Site: 18 Georges Wood Road Brookmans Park Hatfield AL9 7BT

Proposal: Erection of two storey front, two storey side and single storey rear extensions, incorporating three dormers to the front and four dormers to the rear

Summary: The main issue was the proposal's effect on the outlook and natural light through side windows at the neighbouring dwelling at 20 Georges Wood Road. Planning permission already exists for the erection of a replacement dwelling on the site. Due to the proposed extensions having lower eaves (albeit whilst being marginally closer to the boundary with number 20), the Inspector concluded that the proposal could have no greater impact or any greater conflict with the District Plan.

Decision: Appeal Allowed

Delegated or DMC Decision: DMC

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