

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

**Appeal Decisions 12/01/2017 to 09/02/2017**

1. DCLG No: APP/C1950/W/16/3158055  
Application No: 6/2016/0020/FULL  
Appeal By: Fieldbyte Ltd  
Site: 11 Bradmore Green Brookmans Park Hatfield AL9 7QW  
Proposal: Erection of two storey rear extension comprising of extension to A1 Retail unit at ground floor, with residential studio unit at first floor  
Decision: Appeal Dismissed  
Delegated or DMC Decision: Delegated  
Summary: The Inspector was satisfied that impacts on 9/10 Bradmore Green would be limited, but considered the visual impact of the proposal's bulk and the loss of daylight to the garden of 13/14 Bradmore Green to be contrary to Policy D1 and the Supplementary Design Guidance. However, the Inspector did not consider that there would be any harm to the character of the area given the wide range of architectural approaches to rear extensions on Bradmore Green. The Inspector also did not consider parking to be an issue, as the occupants of the property would be eligible for a parking permit and permit controlled streets around the site do not appear to suffer congestion. Nevertheless, the Inspector concluded that the harm on living conditions to 13/14 Bradmore Green would be significant and necessitates the dismissal of the appeal.
  
2. DCLG No: APP/C1950/W/16/3162934  
Application No: 6/2016/1574/FULL  
Appeal By: Oakbridge Homes Ltd  
Site: 71 Great North Road, Hatfield, AL9 5EN

Proposal: Creation of 2 x 2-bedroom flats following alterations to Flat 5 and storage area

Decision: Appeal Dismissed

Delegated or DMC Decision: Delegated

Summary: The main concern is whether the occupants of the two flats concerned would enjoy adequate daylight and outlook. Whilst the Inspector was satisfied that the living room windows (Flat 5) and bedroom windows (Flat 5a) provide for reasonable outlook and light levels, the other rooms in each flat are only served by small skylights which the Inspector considered to provide a poor living environment. This was particularly the case for Flat 5a, where the skylights provide the only natural light to both living room and kitchen. Whilst the Inspector noted the evident buyer interest in the flats despite these issues (both are under offer), this did not alter their conclusion. Because the appeal process followed necessitates consideration against local and national policy, the Inspector also did not give any weight to the appellant's argument that scrutinising and restricting their scheme runs counter to the government's intentions in introducing office-to-residential permitted development rights.

3. DCLG No: APP/C1950/D/16/3162756

Application No: 6/2016/1386/HOUSE

Appeal By: Mr & Mrs R Lane

Site: 113 The Ryde, Hatfield, AL9 5DP

Proposal: Erection of first floor front and side extension including installation of suntubes to existing front elevation

Decision: Appeal Dismissed

Delegated or DMC Decision: Delegated

Summary: The extension would be sited forward of the main house, and the Inspector considered that it would be a dominant and bulky feature causing harm to the character of the area. Whilst similar extensions above garages exist locally, none are sited forward of the main house.

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