

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 30 MARCH 2017
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING AND
GOVERNANCE)

Appeal Decisions 09/02/2017 to 09/03/2017

1. DCLG No: APP/C1950/W/16/3162544
Application No: 6/2015/2281/FULL
Appeal By: Mr & Mrs P Carr
Site: Land adjacent to 20 Booths Close,
Welham Green, Hatfield, AL9 7NW
Proposal: Erection of single storey dwelling
Decision: Appeal Dismissed
Delegated or
DMC Decision: Delegated
Summary: The appeal site is surrounded by the back gardens of properties on Booths Close, Holloways Lane, Meadow Close and Skimpans Close. This gives the area a unified open character, and the Inspector considered that placing a dwelling into this context – even if only single storey – would be uncharacteristic. Whilst noting the appellant’s argument that the dwelling’s novel ‘inside-outside’ response to its context and its benefits in adding to the supply of housing, the Inspector was not convinced that these issues overcome the harm to local character. Given that the dwelling would have no external windows no issues were identified with the amenity of existing residents, but because of its design the Inspector concluded that the property would provide a poor living environment for its own residents.

2. DCLG No: APP/C1950/D/16/3165862
Application No: 6/2016/1461/HOUSE
Appeal By: Mr & Mrs M Robinson
Site: 48 Sherrardspark Road, Welwyn Garden City, AL8 7LB

Proposal: Erection of single storey side extension and first floor rear extension following demolition of existing garage

Decision: Split Decision - Part Allowed and Part Dismissed

Delegated or
DMC Decision: Delegated

Summary: The Inspector judged that the proposed extensions would overwhelm the original dwelling, which they considered to contribute to the generally spacious character of this part of Welwyn Garden City Conservation Area. The rear extension element in particular was held to be bulky and prominent – and whilst the Inspector did not agree that harm to the Conservation Area would be significant, the ‘less than significant harm’ was still not outweighed by any public benefits. However, the Inspector considered that the impact of the side extension would be neutral, and therefore allowed that element of the scheme.

3. DCLG No: APP/C1950/D/17/3166418

Application No: 6/2016/1850/HOUSE

Appeal By: Mr & Mrs A Bonner

Site: 45 Broomfield Road, Welwyn, AL6 9DL

Proposal: Erection of front porch and installation of 2no rooflights

Decision: Appeal Allowed with Conditions

Delegated or
DMC Decision: Delegated

Summary: Whilst noting the generally uniform character of Broomfield Road, the Inspector judged that a number of front extension and porch designs are evident. Equally, whilst recognising that the proposal would alter the symmetry of a pair of semi-detached houses, the Inspector noted that this would not be uncommon and judged that the porch would reflect the design of the house and not be particularly dominant. They therefore concluded that there would be no conflict with policies D1 and D2 of the District Plan.

4. Costs Applications

As requested at Committee on 2nd March, the case(s) below comprise costs applications made by either the appellant or Council which have been successful:

Application No: 6/2016/0226/PN8

Appeal By: Mr B Winston

Site: 125 Peplins Way, Brookmans Park, Hatfield, AL9 7UT

Proposal: Prior approval for the erection of single storey rear extension measuring 6m. in length by 4m. in height and 3m. in eave

Costs Application By: Appellant

Sum Awarded: £401.94 (incl. VAT)

Author: Andrew Windscheffel

Date: 17 March 2017