

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 25 MAY 2017
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING AND
GOVERNANCE)

Appeal Decisions 06/04/2017 to 04/05/2017

1. DCLG No: APP/C1950/W/16/3164182

Application No: 6/2016/1895/HOUSE

Appeal By: Mr I Nathan

Site: 149 Cole Green Lane, Welwyn Garden City, AL7 3JG

Proposal: Change of use from amenity to residential and formation of hardstanding

Decision: Appeal Allowed with Conditions

Delegated or DMC Decision: Delegated

Summary: Two of the 12 properties on this part of Cole Green Lane have existing vehicle parking to their front. The Inspector therefore considered that the introduction of further parking areas would maintain the overall character of the area. Whilst acknowledging concerns that the proposed 'grasscrete' will not be durable over time, the Inspector concluded that there was no evidence that this would harm the character of the area.

2. DCLG No: APP/C1950/W/16/3163765

Application No: 6/2016/1250/FULL

Appeal By: Mr J O'Connor

Site: 50 Reynards Road, Welwyn, AL6 9TP

Proposal: Formation of new permeable hardstanding surface to open storage area

Decision: Appeal Allowed with Conditions

Delegated or DMC Decision: DMC

Summary: The main issue was whether the proposal would harm the openness of the Green Belt. Because the lawful use of the land is already for storage, the Inspector judged that it was only the impact of the change of surface from grass to hardstanding that could be considered, and not the impact of using the land for storage. Because of this the Inspector judged that there would be no further loss of countryside, with any visual impact further lessened by the site's screening by trees. It was therefore concluded that the proposal would not harm the openness of the Green Belt.

3. DCLG No: APP/C1950/D/17/3169201

Application No: 6/2016/2599/HOUSE

Appeal By: Mr S Pitfield

Site: 17 Carbone Hill Northaw Potters Bar EN6 4PJ

Proposal: Erection of a detached double garage in the front garden

Decision: Appeal Dismissed

Delegated or
DMC Decision: Delegated

Summary: The main issue was the effect of the garage on the Green Belt. The Inspector agreed that the resultant 120% increase in built floorspace would form a disproportionate extension, and by definition in the NPPF is therefore inappropriate in the Green Belt. By virtue of its siting and size, the Inspector also considered that the garage would cause harm (albeit limited, by virtue of screening by a fence) to Green Belt openness. It was further considered to be uncharacteristic building, forming an incongruous addition to the street scene. Whilst acknowledging the use of appropriate materials and design, the Inspector did not accept that very special circumstances existed to justify the harm to the Green Belt.

4. DCLG No: APP/C1950/Z/17/3169277

Application No: 6/2016/2442/ADV

Appeal By: Mrs K Ballard

Site: 61 Bridge Road East Welwyn Garden City AL7 1JR

Proposal: Retention of a non-illuminated sign measuring 1.5m. in height, 1m. in depth and 1m. in width situated on a stationary vehicle.

Decision: Appeal Dismissed

Delegated or DMC Decision: Delegated

Summary: The billboards (and vehicle) would be sited around 200m from Norton Gym, but would merely form signage advertising the Gym and not provide any direction to it. The Inspector judged this to be at contrast with the signage for other nearby commercial properties, which is generally positioned on buildings themselves. The Inspector therefore conclude that the billboard would be an incongruous addition to the street scene, harmful to local amenity.

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