

WELWYN HATFIELD BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE – 22 JUNE 2017  
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING AND  
GOVERNANCE)

**Appeal Decisions 04/05/2017 to 02/06/2017**

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/16/3162868

Application No: 6/2016/1792/FULL

Appeal By: Rockwell (London) Ltd

Site: 10 Wendover Drive Welwyn AL6 9LT

Proposal: Erection of 5no dwellings following demolition of two dwellings

Decision: Appeal Withdrawn

Delegated or DMC Decision: Delegated

3. DCLG No: APP/C1950/W/17/3168894  
Application No: 6/2016/1426/FULL  
Appeal By: Mr R Wrangle  
Site: Howe Wood Farm White Stubbs Lane Bayford Hertford SG13 8QA  
Proposal: Erection of storage barn  
Decision: Appeal Allowed  
Delegated or DMC Decision: Delegated  
Summary: Agricultural buildings are defined in both national and local policy as appropriate development in the green belt. Although the appeal site as a whole is used as a livery stables (for which buildings would not automatically be appropriate in the green belt), the barn itself would only be used for the storage of hay and machinery, and therefore be agricultural. Accordingly, the Inspector allowed the appeal.

4. DCLG No: APP/C1950/D/17/3170283  
Application No: 6/2016/2547/HOUSE  
Appeal By: Mr and Mrs P Snee  
Site: 107 Newgate Street Village Hertford SG13 8QR  
Proposal: Erection of first floor front extension and single storey side extension with alterations to openings  
Decision: Appeal Dismissed  
Delegated or DMC Decision: Delegated  
Summary: Whilst acknowledging that there is no definition to what is a disproportionate extension to a dwelling, the Inspector held that in this case the 121% increase in floorspace would be disproportionate and therefore inappropriate and harmful to the green belt. Although the Inspector concluded that harm to green belt openness would be limited (as the footprint of the building would remain the same), they judged that there are no very special circumstances to justify the proposal.