

WELWYN HATFIELD BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE – 19 JULY 2017  
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING AND  
GOVERNANCE)

**Appeal Decisions 03/06/2017 to 06/07/2017**

1. DCLG No: APP/C1950/D/17/3170755

Application No: 6/2016/2219/HOUSE

Appeal By: Ms N Wheaton

Site: 49 Northaw Road East Cuffley Potters Bar EN6 4LU

Proposal: Erection of two storey rear extension, loft conversion and alterations to openings

Summary: Because of the terrain of the site the extension would be nearly two storeys in height, necessitating an unusual roof design which the Inspector concluded to be awkward and bulky. It would be easily visible from the street, and therefore harmful to the character of its surroundings.

Decision: Appeal Dismissed

Delegated or DMC Decision: Delegated
  
2. DCLG No: APP/C1950/W/17/3170331

Application No: 6/2016/2010/FULL

Appeal By: Mr R Young

Site: Woodhurst Cattlegate Road Northaw Enfield EN2 8AU

Proposal: Erection of 7 dwellings using existing access onto Coopers Lane Road, landscape screening

Summary: The main issue was harm to the Green Belt, on which it was accepted by all parties that the proposal would be inappropriate development. Because of the scale of development the Inspector also judged that the proposal would unavoidably harm Green Belt openness. Whilst noting that landscaping would be provided, the Inspector found that the new houses would still be highly visible and urbanising, and therefore out of character with the site's agricultural surroundings. It was also concluded that the site's location well away from settlements is unsustainable and unsuitable. The Inspector was not persuaded that the Council does not have the required five year housing land supply, nor that a similar amount of built development to that proposed could

already be carried out by extending existing outbuildings. The appeal was therefore dismissed.

Decision: Appeal Dismissed

Delegated or  
DMC Decision: Delegated

3. DCLG No: APP/C1950/W/17/3170928

Application No: S6/2016/2601/FULL

Appeal By: Mr P Doughty

Site: 45 Bradshaws Hatfield AL10 9QS

Proposal: Erection of 2 x studio flats

Summary: The Inspector concluded that the new building would result in diminished amenity space of insufficient size and usability to serve the existing and proposed flats. The Inspector also noted that the remaining amenity area would look directly into the patio doors of the proposed new ground floor flat, harmful to the living conditions of future occupiers. The positioning of the new building within 4m of existing properties on Bradshaws and 6m of those on Redhall Drive led to the further conclusion that the proposal would have an overbearing impact on the outlook from those properties, and be harmful to the planned and spacious character of the area

Decision: Appeal Dismissed

Delegated or  
DMC Decision: Delegated

4. DCLG No: APP/C1950/W/16/3162386

Application No: 6/2016/1024/HOUSE

Appeal By: Mrs C Evans

Site: Dimsdale House, Essendon Place, High Road, Essendon,  
Hatfield, AL9 6GZ

Proposal: Erection of glass front porch

Summary: Whilst the site is located in the Green Belt, all parties agreed that the porch would be a proportionate addition. The main issue was therefore the impact on the listed building. The Inspector concluded that the horizontal emphasis of the porch would form an awkward addition to the strong vertical emphasis of the main house. Whilst the harm was concluded

to be *less than significant*, there were no identified public benefits.

Decision: Appeal Dismissed

Delegated or  
DMC Decision: Delegated

5. DCLG No: APP/C1950/Y/16/3162385

Application No: 6/2016/1025/LB

Appeal By: Mrs C Evans

Site: Dimsdale House, Essendon Place, High Road, Essendon,  
Hatfield, AL9 6GZ

Proposal: Erection of glass front porch

Summary: Whilst the site is located in the Green Belt, all parties agreed that the porch would be a proportionate addition. The main issue was therefore the impact on the listed building. The Inspector concluded that the horizontal emphasis of the porch would form an awkward addition to the strong vertical emphasis of the main house. Whilst the harm was concluded to be *less than significant*, there were no identified public benefits

Decision: Appeal Dismissed

Delegated or  
DMC Decision: Delegated

6. DCLG No: APP/C1950/W/17/3166694

Application No: 6/2016/0669/FULL

Appeal By: Mr C Holmes

Site: Land adjacent to 26 Starling Lane, Cuffley, Potters Bar, EN6  
4JX

Proposal: Erection of 1 dwellinghouse

Summary: The main issues were the effect of the access arrangements on the safety of pedestrian traffic on Starling Way and the effect of the proposal on the character and appearance of the surrounding area. The Inspector considered that the proposed access would not provide suitable visibility for drivers or pedestrians and that conflict between the two could occur. The proposed mirror to combat this issue was not considered an appropriate permanent manner of safely addressing this issue. Further, the Inspector considered that by virtue of the layout and siting the proposed dwelling would appear cramped within its plot and particularly dominant in views from the south. It was concluded that the proposal

would have an adverse effect on the character and appearance of the surrounding area, contrary to Policies D1 and D2 of the Local Plan as well as the National Planning Policy Framework.

Decision: Appeal Dismissed

Delegated or  
DMC Decision: Committee

7. DCLG No: APP/C1950/W/17/3169601

Application No: 6/2016/1757/FULL

Appeal By: Mr H Hunt

Site: 189 Boundary Lane, Welwyn Garden City, AL7 4EJ

Proposal: Erection of 2 no. bedroom end of terrace house and rear extension following demolition of attached garage

Summary: The Inspector judged the site surroundings to have a mixed but uniform character. Whilst the garden of the existing property was found to be large enough to accommodate the proposal, the Inspector considered that the significantly narrower design of the new property would be appear out of place in its well-planned surroundings. This would outweigh the benefits from the provision of a new dwelling.

Decision: Appeal Dismissed

Delegated or  
DMC Decision: Delegated

8. DCLG No: APP/C1950/W/17/3167646

Application No: 6/2016/2461/VAR

Appeal By: Restora AC Ltd

Site: Swan Lodge Bell Lane Brookmans Park Hatfield AL9 7AY

Proposal: Variation of condition 1 (Plans) on planning permission 6/2016/0168/FULL

Summary: The change to the scheme was judged to be fundamental, necessitating a new application for planning permission rather than a simple variation of condition. The Inspector did nevertheless assess the planning merits of the change to the scheme, and concluded that it would be inappropriate development and harm the Green Belt through the enclosure of a previously open structure, partitioning of communal space, provision of increased surface car parking, and need for a new cycle store. Whilst recognising that there would be

limited benefit from the provision of two new dwellings, the Inspector did not consider that this would outweigh the harm.

Decision: Appeal Dismissed

Delegated or  
DMC Decision: Delegated

9. DCLG No: APP/C1950/W/17/3167278

Application No: 6/2016/2314/FULL

Appeal By: Mr M Smyth

Site: West End Farm West End Lane Essendon Hatfield AL9 6AZ

Proposal: Conversion of existing garage into a single dwelling

Summary: Whilst the site is located in the Green Belt, all parties agreed that the change of use would not be inappropriate development. The main issue was the principle of development in a rural and remote location well away from a settlement, which means that the site can only realistically be accessed by car. The existing building was noted to be neither redundant nor harmful to its surroundings in its current state – when weighed against the unsustainable location, the Inspector therefore concluded that the proposal would be contrary to the local settlement strategy and the NPPF.

Decision: Appeal Dismissed

Delegated or  
DMC Decision: Delegated

10. DCLG No: APP/C1950/D/17/3172685

Application No: 6/2017/0030/HOUSE

Appeal By: Mr & Mrs R & H Marks

Site: 109 Newgate Street Village Hertford SG13 8QR

Proposal: Erection of a single storey side extension and single storey front extension.

Summary: The main issue was the proposal's impact on the Green Belt. The Inspector judged that the resultant 109% enlargement of the original dwelling would be disproportionate, and therefore inappropriate in the Green Belt. Whilst the Inspector did not consider there to be any general harm to the character of the area, they did conclude that Green Belt openness would be harmed by the proposal. These were not held to outweigh

the benefits to the appellant of an enlarged house, and the appeal was dismissed.

Decision: Appeal Dismissed

Delegated or  
DMC Decision: Delegated

11. DCLG No: APP/C1950/D/17/3173498

Application No: 6/2017/0128/HOUSE

Appeal By: Mr and Mrs T Burke

Site: 5 Great North Road Welwyn Garden City AL8 7TH

Proposal: Erection of front porch. Erection of two storey side and part two storey rear extension, following demolition of existing single storey rear extension. Installation of rooflight to rear elevations and alterations to openings.

Summary: The main issue was the proposal's impact on the Green Belt. Whilst noting that the proposals would result in a 'substantive' degree of change to the building, the 59% floorspace increase was not considered to be a disproportionate because of the subservient design of the extensions. The proposal was therefore found to be appropriate development in the Green Belt, and also in character with its surroundings.

Decision: Appeal Allowed with Conditions

Delegated or  
DMC Decision: Delegated

12. DCLG No: APP/C1950/D/17/3172892

Application No: 6/2016/2716/HOUSE

Appeal By: Mr & Mrs S Flowerdew

Site: 95 Hatfield Road Little Heath Potters Bar EN6 1HZ

Proposal: Erection of a two storey side extension, single storey front extension, front porch and 3no rear dormers.

Summary: The main issue was the effect of the proposed development on the character and appearance of the area. Whilst the Inspector noted that the proposal would have the effect of bringing the neighbouring properties closer together at first floor level, it would stop short of forming a terrace and a separation between the properties would still be clearly legible. Further, this separation was not a defining characteristic of the street scene. The Inspector concluded that the proposal would not cause harm to the character and appearance of the area,

and as such, there would be no conflict with Policies D1 or D2 of the Local Plan.

Decision: Appeal Allowed with Conditions

Delegated or  
DMC Decision: Delegated

13. DCLG No: APP/C1950/Z/17/3173332

Application No: 6/2016/2641/ADV

Appeal By: Mr S Dooley

Site: 16 Howardsgate Welwyn Garden City AL8 6BQ

Proposal: Installation of fascia signage and projecting sign

Summary: It was agreed that the projecting sign was the only contentious part of the proposal. The Inspector noted that there are a number of other projecting signs on shops along Howardsgate, some of which are illuminated, and because the sign would be located at fascia level they considered that it would not conflict with the Shopfront Design Guidance. The Inspector therefore concluded that the signage would not harm the visual amenity of the area and would therefore preserve the character of Welwyn Garden City Conservation Area.

Decision: Appeal Allowed with Conditions

Delegated or  
DMC Decision: Delegated

Author: Chris Carter

Date: 7 July 2017