

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 12 October 2017
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING AND GOVERNANCE)

Appeal Decisions 02/09/2017 to 29/09/2017

6/2017/0169/HOUSE	
DCLG No:	APP/C1950/D/17/3178511
Appeal By:	Mr T C Mierla
Site:	78 Talbot Road, Hatfield, AL10 0QZ
Proposal:	Erection of first floor front and side extension
Decision:	Appeal Dismissed
Decision Date:	13/09/2017
Delegated or DMC Decision:	Delegated
Summary:	<p>Decision: Dismissed</p> <p>The Inspector considered the main issues to be the effect of the proposed development on the character and appearance of the local area and on the living conditions of the occupiers of 80 Talbot Road with particular regard to visual impact and light. It was noted that there is broad symmetry and a strong rhythm to the building when seen from Talbot road and that this arrangement appears to reflect the original design of the terrace and is locally distinctive. The proposal would have set the building clearly apart from the other dwellings in the same terrace and would noticeably disrupt the established layout. The Inspector also considered that the flank wall of the new front and side extension would unduly dominate views from the first floor window of No. 80 thus materially reducing the living conditions of the occupiers.</p>
6/2017/0168/HOUSE	
DCLG No:	APP/C1950/D/17/3178509
Appeal By:	Mr Borkhatria
Site:	80 Talbot Road, Hatfield, AL10 0QZ
Proposal:	Erection of first floor front and side extension and rear dormer.
Decision:	Appeal Dismissed
Decision Date:	13/09/2017
Delegated or DMC Decision:	Delegated
Summary:	Decision: Dismissed

	<p>As with the application at number 78 Talbot Road, the Inspector considered the main issues to be the effect of the proposed front and side extension on the character and appearance of the local area and secondly, on the living conditions of the occupiers of 78 Talbot Road. It was noted that there is broad symmetry and a strong rhythm to the building when seen from Talbot road and that this arrangement appears to reflect the original design of the terrace and is locally distinctive. The proposal would have set the building clearly apart from the other dwellings in the same terrace and would noticeably disrupt the established layout. The Inspector also considered that the flank wall of the new front and side extension would unduly dominate views from the first floor window of No. 80 thus materially reducing the living conditions of the occupiers. The Inspector did note that the rear dormer window that was proposed was acceptable, as had been agreed by the Council. However, this was not clearly severable from the rest of the development and so a split decision could not be issued.</p>
6/2017/0357/ADV	
DCLG No:	APP/C1950C/Z/17/3176846
Appeal By:	Sainsbury's Supermarkets Ltd
Site:	44 Church Road Welwyn Garden City AL8 6SA
Proposal:	Installation of 1x internally illuminated fascia sign and 3x non-illuminated printed vinyl signs.
Decision:	Appeal Dismissed
Decision Date:	14/09/2017
Delegated or DMC Decision:	Delegated
Summary:	<p>Decision: Dismissed.</p> <p>Reasoning: The Inspector noted the very difficult and commercialised character of Church Road when compared to other roads surrounding Sainsburys, and the evident careful design of the Church Road elevation. The proposed sign would be the only illuminated advertisement on Church Road, and the Inspector therefore held it to be a brash and clumsy addition which would be harmful to the character of its surroundings and the wider Welwyn Garden City Conservation Area.</p>
6/2017/0166/HOUSE	
DCLG No:	APP/C1950/D/17/3178046
Appeal By:	Mrs J Biggs
Site:	19 Oak Road Woolmer Green Knebworth SG3 6LS
Proposal:	Erection of 2 storey rear extension, following removal of existing conservatory and installation of 2 rooflights.
Decision:	Appeal Allowed with Conditions
Decision Date:	14/09/2017
Delegated or DMC Decision:	Delegated
Summary:	Decision: Allowed.

Reasoning: The Inspector considered the proposal to be well-designed, and judged that it would not overwhelm the existing property. Whilst noting that the extension could potentially be viewed from farmland to the rear, the Inspector also judged that it would not generally be publically visible. As such the proposal was held to be acceptable, and in accordance with the District Plan and Supplementary Design Guidance.

ENF/2016/0212

DCLG No:	APP/C1950/C/17/3169719
Appeal By:	Wood Green Timber Company
Site:	Wood Green Timber Co Ltd Coopers Lane Northaw Pottersbar EN6 4NE
Proposal:	Erection of a racking building 7.2 metres high
Decision:	Appeal Dismissed
Decision Date:	14/09/2017
Delegated or DMC Decision:	Delegated
Summary:	<p>Decision: Dismissed, but with an amended period for compliance.</p> <p>Reasoning: Whilst noting that timber was previously stored across a much larger area of the site, the Inspector established that it had previously only been stacked around 1.5 high. The new racking structure was judged to have a significant impact on the openness of its surroundings, particularly when loaded with timber, and therefore be inappropriate development in the Green Belt. For the same reason, the structure was also held to be unduly prominent and harmful to the character of the surrounding area. Whilst it was accepted that timber could lawfully be stored to a similar height without the racking structure, the Inspector only gave limited weight to this as a fallback position because of the lack of evidence that this would be a workable or safe manner in which to operate a timber yard. However, the period for compliance with the enforcement notice was extended from three months to six in order to provide the appellant with flexibility to do so without undermining the operation of their business.</p>