

WELWYN HATFIELD BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE – 1 FEBRUARY 2018  
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING AND GOVERNANCE)

**Appeal Decisions 13/12/2017 to 18/01/2018**

6/2016/2669/FULL	
<b>DCLG No:</b>	APP/C1950/W/17/3181293
<b>Appeal By:</b>	Mr C Wearmouth
<b>Site:</b>	Land adjacent to 38 Reynards Road Welwyn AL6 9TP
<b>Proposal:</b>	Erection of a two bedroom single storey detached dwelling and formation of hardstanding
<b>Decision:</b>	Appeal Dismissed
<b>Decision Date:</b>	13/12/2017
<b>Delegated or DMC Decision:</b>	Delegated
<b>Summary:</b>	The appellant considered that the proposal would meet one of the exceptions to paragraph 89 of the NPPF, and constitute limited infilling in a village. Whilst noting the existence of a number of houses surrounding the site, the Inspector considered that Reynards Road has no obvious relationship with the defined settlements of Welwyn or Codicote and therefore did not consider the proposal to be infilling within a village. The appellant also contended that the site constitutes previously developed land by virtue of historic (1920's) conveyances which indicate an intention to build homes on the site, but the Inspector judged that there was no evidence of development ever having taken place. Other activities such as storage were also argued to have taken place on the site, but again the Inspector judged that there was no evidence on the ground that the site was therefore previously developed. In the absence of this, the proposal was found to be harmful to Green Belt openness – the Inspector did not consider that any very special circumstances existed to otherwise justify the proposal.
6/2017/1021/MAJ	
<b>DCLG No:</b>	APP/C1950/W/17/3183762
<b>Appeal By:</b>	Managing Director
<b>Site:</b>	Grace Foods UK Ltd, Centrapark, Bessemer Road, Welwyn Garden City, AL7 1HW
<b>Proposal:</b>	Erection of 2.4m high steel palisade security fence to Office car park
<b>Decision:</b>	Appeal Dismissed
<b>Decision Date:</b>	20/12/2017
<b>Delegated or DMC Decision:</b>	Delegated

<b>Decision:</b>	
<b>Summary:</b>	The Inspector considered the main issue to be the effect of the proposed development on the character and appearance of the area. The Inspector noted that there are clear and extensive examples of this type of boundary treatment around other parts of the appeal site. However, the Inspector considered that the main frontage of the building is open and soft landscaped reflecting the verdant nature of other front elevations, car parks, entrances and the intervening roundabout. The Inspector considered that the proposed fence would be tall and stark and would have an oppressive effect that would significantly reduce the quality of what has become an established open area, thus harming the character and appearance of the area.
<b>6/2016/1448/MAJ</b>	
<b>DCLG No:</b>	APP/C1950/W/17/3179600
<b>Appeal By:</b>	Mr H Jones
<b>Site:</b>	1 Roe Green Close, Hatfield, AL10 9PD
<b>Proposal:</b>	Erection of 10 flats and creation of car parking and amenity space following demolition of existing dwellinghouse
<b>Decision:</b>	Appeal Dismissed
<b>Decision Date:</b>	20/12/2017
<b>Delegated or DMC Decision:</b>	Delegated
<b>Summary:</b>	The Inspector considered the main issues to be the effect of the development on the character and appearance of the area; the living conditions of future occupiers; the living conditions of 3 Roe Green Close; and infrastructure requirements. It was noted that the appeal site was much larger than neighbouring plots, but that surrounding properties are generally two-storey in scale. The proposal would result in a building which would occupy a much greater proportion of the site and have a significantly greater amount of bulk. The combination of bulk, extent of hardstanding and lack of amenity areas, resulted in a cramped appearance and a significant intensification of development, in the Inspector's view. Further, the living conditions for future occupiers were found unacceptable, particularly in respect of external amenity areas, their size, and proximity to car parking and private windows. No harm was found in respect of the living conditions of the occupiers of 3 Roe Green Close.
<b>6/2017/1246/FULL</b>	
<b>DCLG No:</b>	APP/C1950C/W/17/3184719
<b>Appeal By:</b>	Mr & Mrs Dellaway
<b>Site:</b>	Rear of 11 The Green Welwyn AL6 9EA
<b>Proposal:</b>	Erection of two bedroom dwelling
<b>Decision:</b>	Appeal Dismissed
<b>Decision Date:</b>	10/01/2018
<b>Delegated or DMC Decision:</b>	Delegated

**Summary:**

The main issue in the appeal was whether the proposal would preserve or enhance the character or appearance of the Welwyn Conservation Area (WCA). The Inspector noted that the appeal site formed part of the landscaped rear garden of No.11 The Green and that the open character of the garden, along with others, contribute positively to what is a soft and spacious edge to the WCA. The Inspector found that there was a clear difference in the character between the garden and the fronts of properties in Ellesfield and that this clearly showed the land within and outside the WCA. It was considered that the introduction of a new primary building into the garden of No.11 would intrude on the spacious character of the WCA. The harm identified was considered less than substantial but that it would not be outweighed by public benefits.