

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

**Appeal Decisions 19/01/2018 to 15/02/2018**

6/2017/2025/HOUSE	
<b>DCLG No:</b>	APP/C1950/D/17/3190742
<b>Appeal By:</b>	Mr & Mrs B Wiper
<b>Site:</b>	5 Mary Proud Court Oak Piece Welwyn AL6 0XG
<b>Proposal:</b>	Erection of a part first floor rear extension, raising of existing roof structure, installation of rear window and 1 x front rooflight to facilitate conversion of loft to habitable space.
<b>Decision:</b>	Appeal Dismissed
<b>Decision Date:</b>	05/02/2018
<b>Delegated or DMC Decision:</b>	Delegated
<b>Summary:</b>	The Inspector noted that the main issues were the effect of the proposal on the host dwelling and the character and appearance of the surrounding area. The proposal would involve raising the roof of the property and extending over an existing single storey structure to create accommodation in the roof space. It was noted that the rear of the property faces towards Great North Road and that the substantial increase in the height of the single storey element of the dwelling would be visually obtrusive and prominent in those views, notwithstanding the substantial boundary fence. Therefore the proposal would harm the character and appearance of the surrounding area. The design of the proposed extension, and in particular the courses of bricks above the first floor windows, was found to be unacceptable and detrimental to the appearance of the host dwelling.
6/2017/1653/HOUSE	
<b>DCLG No:</b>	APP/C1950/D/17/3190049
<b>Appeal By:</b>	Mr & Mrs Knight
<b>Site:</b>	5 Elmoor Avenue Welwyn AL6 9PG
<b>Proposal:</b>	Erection of a two storey side, single storey front and single storey rear extension
<b>Decision:</b>	Appeal Dismissed
<b>Decision Date:</b>	08/02/2018
<b>Delegated or DMC Decision:</b>	Delegated
<b>Summary:</b>	The Inspector identified the main issues as being the effect of the proposal on the appearance of the host dwelling and the character and appearance of the

surrounding area. The proposal would involve the demolition of an existing single storey side extension and its replacement with a two storey side extension. The extension would be 3.6m wide and between 14.2 and 10.9 metres long at ground and first floor levels. It was noted that a number of properties in the road had been extended to the side, but that these properties were at a similar level to one another. The appeal site is located at a bend in the road and in an elevated position when compared to the neighbouring property making it highly visible in the streetscene. Whilst the Inspector did not object to the principle of a two storey side extension, the substantial scale and bulk along with the elevated position when compared to the neighbouring property was found to be visually prominent and obtrusive. Similar concerns were found in respect of the single storey front and rear extensions. Overall, the Inspector concluded that the proposals would harm the character and appearance of the host property and the local area.

**6/2017/1991/HOUSE**

<b>DCLG No:</b>	APP/C1950/D/17/3191539
<b>Appeal By:</b>	Mr & Mrs P Groves
<b>Site:</b>	9 Youngs Rise Welwyn Garden City AL8 6RT
<b>Proposal:</b>	Erection of single storey rear/side infill extension and part single storey, part two storey side extension. Removal of trees, increased fencing and creation of a driveway
<b>Decision:</b>	Appeal Dismissed
<b>Decision Date:</b>	08/02/2018
<b>Delegated or DMC Decision:</b>	Delegated
<b>Summary:</b>	The Inspector identified the main issues as being the effect of the proposals on the host dwelling, the character and appearance of the Welwyn Garden City Conservation Area, and the existing trees at the site. The Inspector noted that the previously refused, and dismissed at appeal, proposal for a similar form of development. The Inspector noted the changes that had been made in this latest proposal in order to try and overcome the previous reasons for refusal. With regard to effect on the conservation area, the Inspector commented on the core planning principle of conserving heritage assets in a manner appropriate to their significance. The proposed reductions in the size of the extensions were noted, however the Inspector found that the height, width and depth of the side extension would be appear prominent and visually intrusive in the streetscene and reduce the space about the dwelling to the detriment of the character and appearance of the surrounding area. In respect of the proposed removal of 4 no. Lime trees, the Inspector noted that replacement planting had been proposed, however this was not found to be sufficient to outweigh the harm that the removal of the trees would cause. In conclusion, the proposed extensions were found to fail to preserve the character and appearance of the conservation area and that they would harm the appearance of the host property.

**6/2017/0725/HOUSE**

<b>DCLG No:</b>	APP/C1950/D/17/3184091
<b>Appeal By:</b>	Mr & Mrs Stringer
<b>Site:</b>	1 Longcroft Lane Welwyn Garden City AL8 6EB

<b>Proposal:</b>	Erection of first floor side extension
<b>Decision:</b>	Appeal Allowed with Conditions
<b>Decision Date:</b>	08/02/2018
<b>Delegated or DMC Decision:</b>	Committee
<b>Summary:</b>	The Inspector identified the main issues as being the effect of the development on the appearance of the host dwelling and on the character and appearance of the Welwyn Garden City Conservation Area. It was found that the first floor side extension would be set in significantly from the front and rear walls and so would have a subservient appearance. The appeal dwelling was found to make a positive contribution to the character and appearance of the conservation area. The proposed extension was considered sympathetic and not to harm the 'book-end' role of the host dwelling, along with No. 11, the opposite end of the terrace. The Inspector noted that the extension would be prominent in some views from both Longcroft Lane and Church Road, and the Council's concern that the original profile of the house would be lost. Nonetheless, the Inspector found that the proposal would respect the architectural detailing and would have an acceptable appearance. The proposal was found to have a neutral effect on the conservation area and would preserve its character and appearance.
<b>6/2017/0420/FULL</b>	
<b>DCLG No:</b>	APP/C1950/W/17/3186766
<b>Appeal By:</b>	Mr & Mrs Jones
<b>Site:</b>	10 Hawkshead Lane, North Mymms, Hatfield, AL9 7TB
<b>Proposal:</b>	Subdivision of existing single dwelling into two dwellings and erection of two porches following partial demolition of existing porch.
<b>Decision:</b>	Appeal Withdrawn
<b>Decision Date:</b>	12/02/2018
<b>Delegated or DMC Decision:</b>	Delegated
<b>Summary:</b>	This appeal has been withdrawn