

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 3 MARCH 2016
REPORT OF THE DIRECTOR (GOVERNANCE)

Appeal Decisions 22/01/2016 to 18/02/2016

1. DCLG No: C1950/W/15/3128952

Application No: S6/2014/2242/FP

Appeal By: Mr & Mrs S Morris

Site: 11 Brookmans Avenue, Brookmans Park, AL9 7QH

Proposal: Demolition of existing dwellinghouse and erection of new building comprising 3No. 3 bedroom flats

Summary: The main issues were the proposal's impact on the character of its surroundings, and whether it constitutes sustainable development. The Inspector accepted that the building would be wider and deeper than the existing dwelling, but considered that because it was no taller than the existing dwelling Brookmans Avenue exhibits a range of building styles it would not appear out of character. The Inspector also considered that the use of the site for flats was not in itself out of character, because issues around intensification of use (such as traffic generation or disturbance) were not identified in the refusal of the application. In reference to the cited inappropriateness of flats outside of 'gateway locations', the Inspector held that there is no basis for this in local policy. The Inspector disagreed that the proposal was in an unsustainable location; and judged it to be sustainable because of its proximity to the village centre and railway station and the provision of new homes. The benefits of these factors together were held to outweigh any concerns of the development setting a precedent.

Decision: Appeal Allowed

Delegated or
DMC Decision: Delegated