

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 26 April 2018
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING AND GOVERNANCE)

Appeal Decisions 14/03/2018 to 05/04/2018

6/2017/0834/HOUSE	
DCLG No:	APP/C1950/W/17/3184756
Appeal By:	Mr & Mrs C & L Apps
Site:	14A Cromer Hyde Lane Lemsford Welwyn Garden City AL8 7XE
Proposal:	Erection of part single storey, single storey lean-to and double storey side extensions, with alterations to openings/fenestrations and the installation of 5 rooflights. Erection of porch to West elevation following the infill of existing.
Decision:	Appeal Allowed with Conditions
Decision Date:	16/03/2018
Delegated or DMC Decision:	Delegated
Summary:	The Inspector agreed with the Council that the proposal did not constitute inappropriate development in the Green Belt and so the main issue for both the planning and listed building consent appeals was the effect of the proposal on the special architectural and historic interest of the listed building and the setting of Nos. 12-14 Cromer Hyde Lane. The Inspector considered that, since the original conversion of the building in the 1970s, much of the original character and significance of the property has been eroded as a result of the substantial reconstruction of it, and the introduction of UPVC windows and that the building now has a clearly domestic appearance. The Inspector considered that the proposed extension, whilst being the same height and width as the existing building, would be of a relatively modest scale which would simply elongate the building. It was considered that the proposal would not result in any particular loss of articulation or appreciation of the property and that there would be no loss of historic fabric. With regard to the single storey extensions proposed, these were also considered subservient. The glazed gable to the rear extension was also considered acceptable on the basis that the original barn character had already been lost.
6/2016/1980/FULL	
DCLG No:	APP/C1950/W/17/3188437
Appeal By:	Mr & Mrs A Stedham
Site:	26 Great North Road Welwyn AL6 0PS
Proposal:	Erection of new detached dwelling
Decision:	Appeal Allowed with Conditions

Decision Date:	19/03/2018
Delegated or DMC Decision:	Committee
Summary:	The main issues were the effect of the proposed development upon the character and appearance of the area and the living conditions of future occupiers and neighbouring residents at 1a Oaklea, in respect of privacy. The Inspector considered that the appearance of the proposed dwelling would be consistent in terms of scale with bungalows opposite the appeal site and that the lower floor, visible to the rear, would represent an efficient and effective use of the site and would be consistent with views of similar two storey properties to the rear. The bulk, form and overall design was found to be compatible with the general pattern and form of development in the area and would not represent overdevelopment of the site. The Inspector also found that this would be unlikely to set a precedent for further back-land development along Great North Road due to the unusually large size of this particular plot. Overall, the proposal was not found to cause harm to either the character or appearance of the area. With regard to living conditions of the applicant property, and existing neighbouring properties, the Inspector found that any views from windows would be oblique and direct overlooking unlikely to occur. The Inspector also noted that a number of local residents had raised concerns regarding the nature of the access to the site from Oaklea. However it was found that sufficient parking would be provided and that there is good visibility and no evidence to suggest that access would be impeded. The Inspector acknowledged that gardens are excluded from the definition of previously developed land (pdl) in the Framework. However, the site is located within Welwyn and has good accessibility to services and facilities and thus would accord with the principles of the Framework in terms of managing patterns of growth and focussing development in sustainable locations. The appeal was allowed, and a range of planning conditions imposed.
6/2017/1891/HOUSE	
DCLG No:	APP/C1950/D/17/3189112
Appeal By:	Mr M Fox
Site:	12 Longlands Road Welwyn Garden City AL7 3QB
Proposal:	Erection of a double storey front, side and rear extension
Decision:	Appeal Dismissed
Decision Date:	22/03/2018
Delegated or DMC Decision:	Delegated
Summary:	The main issues were the effect on the character and appearance of the area, and the effect on the living conditions of residents of 14 Longlands Road with regard to outlook and sunlight. The Inspector noted that the proposal would result in a two storey extension that would wrap around the front, side and rear of the property. The Inspector found that the proposal would be extremely imposing when viewed from the rear of 14 Longlands Road due to its height and proximity to the boundary and that it would increase the shading of the neighbouring property in the afternoon and early evening. The outlook from no.14 would also be significantly reduced and this, in combination with the shading, was found to cause unacceptable harm to the living conditions of the occupiers of 14 Longlands Road.

	The Inspector was satisfied that the design would not harm the character and appearance of the local area. The appeal was dismissed.
6/2017/1863/FULL	
DCLG No:	APP/C1950/W/17/3188903
Appeal By:	Mr S Mulchinock
Site:	12 Great North Road Welwyn AL6 0PL
Proposal:	Erection of 3 x 5-bedroom detached houses (1 x with double garage and 2 x with single garages) and associated parking following the demolition of existing bungalow and outbuildings
Decision:	Appeal Withdrawn
Decision Date:	23/03/2018
Delegated or DMC Decision:	Committee
Summary:	Appeal withdrawn
6/2017/2345/HOUSE	
DCLG No:	APP/C1950/D/18/3192511
Appeal By:	Mr W Forsyth
Site:	23 Tolmers Gardens Cuffley Potters Bar EN6 4JE
Proposal:	Erection of a part single/part two storey rear extension with 2no side roof lights and rear balcony and single storey front extensions, following demolition of an existing two storey rear extension and single storey front extension.
Decision:	Appeal Allowed with Conditions
Decision Date:	26/03/2018
Delegated or DMC Decision:	Delegated
Summary:	The main issues were the effect on the character and appearance of the host property and the living conditions of the occupiers of 22 and 24 Tolmers Gardens. It was accepted that the Council raised no objection to the single storey front extension. The Inspector found that the front and rear extension would not unacceptably visually dominate the property or significantly alter its character as a detached dwelling sited on a large plot. The scale would not be disproportionate and the resulting property would be similar in size to other altered dwellings in the surrounding area. The extension would generally reflect the design of the host property and would not reduce the space around the host property to such an extent that the enlarged dwelling would appear cramped on its plot. Whilst noting the proposed rear balcony, the Inspector found that similar views towards neighbouring properties are already possible and that this would be no worse as a result of the proposed extensions. The appeal was allowed and a number of conditions imposed.