

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 14 APRIL 2022
REPORT OF THE CORPORATE DIRECTOR (PUBLIC PROTECTION, PLANNING AND
GOVERNANCE)

Appeal Decisions 08/01/2022 to 18/02/2022 (MISSING SUMMARIES)

6/2019/2760/OUTLINE	
DCLG No:	APP/C1950/W/20/3253559
Appeal By:	Humphrey Brosnan
Site:	Colesdale Farm Northaw Road West Northaw Potters Bar EN6 4QZ
Proposal:	Outline permission for residential development of site of up to 34 dwellings following demolition of the existing buildings and structures with all matters reserved apart from access
Decision:	Appeal Allowed with Conditions
Decision Date:	15/02/2022
Delegated or DMC Decision:	Delegated
Summary:	<p>This appeal was allowed.</p> <p>The application was submitted in outline (with layout, scale, landscaping and appearance reserved) for 34 dwellings following removal of the existing buildings and structures. We refused planning permission on the grounds that the development would harm the Green Belt (appropriateness and openness) and the character and appearance of the area, and there was no VSC to clearly outweigh this.</p> <p>In terms of the Green Belt, the Inspector firstly noted that the existing buildings and structures already appreciably reduces and harms the openness of the Green Belt. The proposed dwellings would have a reduced footprint, volume and massing that the existing buildings. While the dwellings would be taller than the existing buildings, he considered that the difference would not be significant and also noted that they would be located behind landscape buffers and read in the context of the adjacent Colesdale Farmhouse. Furthermore, he took the view that the highways infrastructure, parked cars, gardens, boundary treatments and other domestic paraphernalia arising from the proposal would not have any significant adverse effect on the visual and spatial openness of the Green Belt when compared to the extant use. Drawing on these reasons, he concluded that the proposal would not cause substantial harm to the openness of the Green Belt and, therefore, would represent appropriate development in the Green Belt.</p> <p>The Inspector noted that the site is currently uncharacteristic of the wider area and that the proposed development would not be unexpected. He considered that</p>

through careful design, the dwellings would not be unduly dominant. Also, most of the existing landscaping would be retained and additional planting would be native to the area. He saw no reason why, in principle, up to 34 dwellings could not be satisfactorily accommodated and assimilated at the site whilst enhancing its appearance and retaining the rural character of the wider area. Accordingly, he was satisfied that the development would not harm the character and appearance of the area.

A UU was completed to secure affordable housing and other necessary obligations.

6/2021/1543/FULL

DCLG No:	APP/C1950/W/21/3280027
Appeal By:	Mr Vasile Tanasa
Site:	34 Haseldine Meadows Hatfield AL10 8HB
Proposal:	Proposed change of use of amenity land to a private driveway with hardstanding to accommodate two parking spaces
Decision:	Appeal Dismissed
Decision Date:	15/02/2022
Delegated or DMC Decision:	Delegated
Summary:	<p>This appeal relates to the change of use of amenity land to a private driveway with hardstanding to accommodate two parking spaces</p> <p>The main issue was the character and appearance of the area and highway safety.</p> <p>The Inspector considered that the proposal would result in the loss of a significant part of the grassed area, where the scheme would harmfully interrupt the green aspect of the locality and would adversely affect the pleasant character and appearance of the area.</p> <p>It was noted that the proposal aims to remove some on-street parking. However, the harm caused by the proposal to the character of the area would override any removal of on-street parking since it would be the only property in the terrace to disrupt the stretch of grassed area and introduce parked vehicles in its place.</p> <p>Evidence of other driveways within the surrounding area were noted, however, the sites mentioned are of different form and some are sited some distance from the appeal site, so they are not directly comparable to this appeal.</p> <p>Consequently, the proposed development would result in unacceptable harm to the character and appearance of the area.</p> <p>With regards to highway safety, the proposed width of the dropped kerb would not meet the requirements of the Highway Authority which seek a wider dropped kerb. In addition, there was limited information regarding visibility splays to demonstrate that adequate visibility could be achieved given the curve in the road.</p>

Consequently, the proposed development would cause an unacceptable impact on highway safety.

The appeal was dismissed.