



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2009/2746/FP

**CHANGE OF USE FROM GARAGE TO HABITABLE ACCOMMODATION AND
CHANGE OF USE FROM AMENITY LAND TO CYCLE STORAGE AND CAR
PARKING**

at: 171 CUNNINGHAM AVENUE HATFIELD

MR S VORA
15 DRYBURGH GARDENS
KINGSBURY
LONDON
NW9 9TR

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **REFUSE** the development proposed by you in your application received with sufficient particulars on 09/02/2010 and shown on the plan(s) accompanying such application.

The reason(s) for the Council's decision to refuse permission for the development are:-

1. The loss of soft landscaping to provide further parking would be detrimental to the visual amenity and character of the area. The proposed change of use from amenity land to parking therefore fails to comply with PPS1, Policy SS1 and ENV7 of the East of England Plan 2008 and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance 2005 (Statement of Council Policy).
2. The intensification of uses of the site would add to the parking pressures within the vicinity and consequently would exacerbate the existing problems of inconvenience and danger to road users and damage to grass verges and landscaped areas. The application, therefore, fails to comply with PPG13, Policy T14 of the East of England Plan 2008, Policy M14 of Welwyn Hatfield Council District Plan 2005, Supplementary Planning Guidance, Parking Standards, 2004 and Aerodrome Supplementary Planning Guidance, 1999 (SPG).

REFUSED PLAN NUMBER(S): 1:500 Block Plan & INVEST/CT2023 VT1/WD1 REV E received and dated 9 February 2010.

Date: **06/04/2010**

Tracy Harvey

Continuation...

Head of Development Control