



Appeal Decision

Site visit made on 20 July 2011

by John D Allan BA(Hons) BTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 28 July 2011

Appeal Ref: APP/C1950/D/11/2155121

4 Daisy Drive, Hatfield, Hertfordshire AL10 9FR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Singh against the decision of Welwyn Hatfield Borough Council.
 - The application Ref S6/2011/178/FP, dated 19 January 2011, was refused by notice dated 7 April 2011.
 - The development proposed is a single-storey front/side extension and first floor front extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal property is a detached dwelling located within a larger residential estate development. Despite a mix of dwelling styles and sizes within the area, there is a noticeable repetition of some house types including the appeal property. This gives a degree of uniformity to the character and appearance of the street scene.
 4. The first floor extension would sit over the mono-pitched roof of an existing integral garage. It would be designed with a forward facing gable that would be flush with the dwelling's main front wall. Despite the proposed use of matching materials, due to its smaller proportions and lower ridge height in relation to the existing 2-storey gable feature, to which it would adjoin, this part of the proposal would appear as a prominent addition that would fail to adequately reflect the form or proportions of the existing dwelling.
 5. The single-storey extension would wrap around the front elevation of the dwelling. I recognise that its roof would match the existing roof pitch over the garage, however that part of the dwelling is currently recessed and forms an integrated part of the building's overall appearance. In contrast, the proposed
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single-storey extension would stand forward of the dwelling's main building line and would be prominent within the street scene. I accept that this part of the proposal, due to its limited height to the side of the dwelling, would not necessarily appear cramped within the street scene. Nevertheless, at ground floor level it would disrupt the dominant and important form of the existing 2-storey gable feature in a way that would fail to harmonise with the appearance of the dwelling as a whole.

6. For these reasons I find that both elements of the proposal would appear incongruous in relation to the existing dwelling and other matching house types along Daisy Drive. As such I conclude that the development would be harmful to the character and appearance of the street scene and the wider area. This would be contrary to Policy D2 of the Welwyn Hatfield District Plan 2005 (DP), which requires new development to respect and relate to the character and context of the area. It would also fail to achieve the standard of design that is required by Planning Policy Statement 1 – *Delivering Sustainable Development* and DP Policy D1.
7. I recognise the appellants' need to provide additional living space, however this does not outweigh the harm that I have identified.
8. Accordingly, and having regard to all other matters raised, the appeal is dismissed.

John D Allan

INSPECTOR