



Town and Country Planning Act 1990  
**PLANNING DECISION NOTICE – REFUSAL**

**S6/2012/956/FP**

**Retention of conversion of garages to habitable rooms, proposed installation of windows on side elevations and replacement of French doors on front elevation with windows**

**at: 128-130 Aviation Avenue HATFIELD**

**Agent Name And Address**

Mr A Patel  
Construct 360 Ltd  
13 Oakdale Avenue  
Kenton  
Harrow  
LONDON  
HA3 0UJ

**Applicant Name And Address**

Mr D Shah  
128 Aviation Avenue  
HATFIELD  
AL10 9UE

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 07/06/2012 and shown on the plan(s) accompanying such application.

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

1. The proposal would result in the loss of a two garage parking spaces and would provide insufficient off street parking space for the number of bedrooms and occupants of No.128 and No.130 Aviation Avenue. When considering the application site is within a wider development which has a shortfall of off road parking space, the proposal would be contrary to the conditions of the previous consent under planning reference S6/2009/0891/MA which requires garages to be retained for parking of private vehicles. As a result the proposal would exacerbate an existing shortfall of off street parking space both on the application site and within the wider development, which has an existing high concentration of properties in use as Houses in Multiple Occupation. Insufficient off street parking space is likely to result in cars being parked in inappropriate places and a subsequent impact upon highway and pedestrian safety and harm the character and appearance of the surrounding streetscene. The application is therefore contrary to Criterion HMO2 of the Welwyn Hatfield Council Houses in Multiple Occupancy Supplementary Planning Document February 2012 and Policy M14 of the Welwyn Hatfield District Plan 2005.

**Continuation...**

REFUSED PLAN NUMBER(S): AA128130-2001B received and dated 31 July 2012

Date: **02/08/2012**

A handwritten signature in black ink, appearing to read 'TH' followed by a long horizontal stroke.

Tracy Harvey  
Head of Planning