

# PLANNING HISTORY



### PLANNING CONTEXT

- A previous application submitted in 2015 was refused by a vote of councillors on Welwyn Hatfield Borough Council's Development Management Committee in February 2016.
- This decision was made despite the application being recommended for approval by planning officials at the Council, having been deemed compliant with local and national planning policy.
- An appeal of that decision has been lodged with the Planning Inspectorate, which if successful would enable the original development to proceed on site.
- Fusion Students is seeking to find a mutually beneficial solution to avoid the need to proceed to an appeal hearing which is scheduled for late November 2016.
- The revised scheme being presented today addresses the issues raised at the Committee meeting which led to the refusal decision.
- The intention is to submit this revised application in late August with a view to it being determined ahead of the appeal hearing.
- If approved there will be no need to continue to the appeal of the original application, providing an opportunity to keep the decision local and deliver an amended development that addresses concerns raised previously.



## "WHAT YOU SAID"

1. Over dominant development - siting, layout, scale and massing
2. Detrimental impact on character and setting of listed building
3. Intensity on the site
4. Overbearing impact on rear residential properties
5. Perception of overlooking
6. Concern over parking numbers
7. Poor quality standard of amenity spaces



Previous Application Scheme CGI