



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2011/2323/FP

Retention of change of use of garage to habitable accommodation and provision of cycle storage and bin store

at: 171 Cunningham Avenue HATFIELD

Applicant Name And Address

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 10/11/2011 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 intensification of the use of the site, together with the loss of a parking space 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. This would set an undesirable precedent for similar future developments which would be likely to further increase the stress on parking provision within the locality. 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 and Aerodrome Supplementary Planning Guidance, 1999.
2. It is not considered that the propose Head of Terms suggested by for the legal agreement could be appropriately monitored and enforced or evidenced to suggest that the parking permit scheme will be retained in perpetuity. The proposed Head of Terms would not result in additional parking being provided on site and therefore the proposal 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 proposal is therefore contrary to IM2 of the Welwyn Hatfield District Plan 2005

Continuation...

3. The proposed increase in habitable accommodation would result in a dwelling size and type that could reasonably be considered a family home. No provision has been made for private amenity space. The proposal is therefore contrary to Policy D1 of the District Plan and Supplementary Design Guidance February 2005 (Statement of Council Policy).

REFUSED PLAN NUMBER(S): 1:500 Block Plan & INVEST/CT2023 VT1/WD1 Rev E received and dated 10 November 2011

Date: **08/02/2012**

A handwritten signature in black ink, appearing to read 'TH', with a long horizontal stroke extending to the right.

Tracy Harvey
Head of Planning