

Notice of Decision
Town and Country Planning Act 1990
Town and Country Planning (Development
Management Procedure) (England) Order 2015
Refusal of Permission for Development

Mrs A Tuske
1 Stanborough Mews
Welwyn Garden City
AL8 6DB

Application No: 6/2017/1607/FULL

Date of Refusal: 19 September 2017

WELWYN HATFIELD BOROUGH COUNCIL, in pursuance of powers under the above mentioned Act, hereby REFUSE to permit:

Development: Change of use from existing double garage to annex (C3)

At Location: 1 Stanborough Mews Welwyn Garden City AL8 6DB

Applicant: Mrs A Tuske

Application Date: 24 July 2017

1. The accommodation as proposed will not provide a suitable, sustainable and quality living accommodation for its future occupants and as such would be contrary to the principles contained in the National Space Standard, Policy D1 of the Welwyn Hatfield District Plan 2005, Policy SADM11 of the emerging Local Plan 2016 and the National Planning Policy Framework 2012.
2. The proposal would result in tandem parking of vehicles on site which would not afford independent parking for the occupants of the existing house and proposed residential accommodation and would be prejudicial to pedestrian and vehicular safety. The proposal would be contrary to Policy M14 of the Welwyn Hatfield District Plan 2005.

REFUSED DRAWING NUMBERS

3.

Plan Number	Revision Number	Details	Received Date
JA/301/-		Existing Elevations & Floor Plans	24 July 2017
JA/305/-		Proposed Elevations & Floor Plans	24 July 2017
JA/306/-		Block Plan	24 July 2017
		Location Plan	24 July 2017

1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

A handwritten signature in black ink, appearing to read 'C. Haigh', written in a cursive style.

Colin Haigh
Head of Planning

Town and Country Planning Act 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse permission for
 - a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice;
 - For all other appeals, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.