

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

Mr D Padalino
25 Tudor Hall
Brewery Road
Hoddesdon
EN11 8FP

Application No: 6/2017/2329/FULL

Date of Refusal: 11 December 2017

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

Development: Erection of 3 x 2-bedroom dwellings with associated parking - retrospective

At Location: Land Adjacent to 37 Lambs Close Cuffley EN6 4HD

Applicant: Ludgate Property Developments Ltd

Application Date: 16 October 2017

1. The cladding of the proposed second floor addition and the use of floor to ceiling windows in this addition would be out of character with the immediate area and are inappropriate features. In addition, it is considered that the proposed additions would fundamentally change the character of the area because the new building would cease to be ancillary in terms of its size and scale to the flats within Lambs Close and would fail to fit within the physical and environmental constraints of the site. Accordingly, the proposed development would be contrary to Policy D1 and H2 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 (Statement of Council Policy 2005) and relevant provisions of the National Planning Policy Framework 2012.
2. The provision of four off-street car parking spaces would be inadequate for the proposed three, two bedroom flats, and given the clear demonstrable lack of existing car parking provision for the Lambs Close Development, it is not considered that the shortfall of off-street parking serving the proposed development would be acceptability offset via off-street and on-street parking elsewhere within the immediate vicinity. As such, the proposal development is contrary to Policy M14 of the Welwyn Hatfield District Plan 2005, Supplementary Planning Guidance 2004 (Statement of Council Policy), Interim Policy for Car Parking Standards and Garage Sized 2014 (Statement of Council Policy) and the National Planning Policy Framework 2012.
3. The proposed development would result in a loss of sunlight to the ground floor windows within the southern elevation of Block D, Lambs Close resulting in unacceptable harm to the amenity and living conditions of occupiers. This is because the proposed development would block most of the direct sunlight that these flats currently receive for at least three months over the winter each year.

Accordingly, the proposed development would be contrary to Policy D1 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 (Statement of Council Policy 2005) and relevant provisions of the National Planning Policy Framework 2012.

REFUSED DRAWING NUMBERS

4.

Plan Number	Revision Number	Details	Received Date
1139-304	C	Proposed Second Floor Plan	11 October 2017
1139-305	C	Proposed Elevations	11 October 2017
1139-303	B	Proposed First Floor Plan	11 October 2017
1139-302	B	Proposed Ground Floor Plan	11 October 2017
1139-301	C	Existing & Proposed Site Plan	11 October 2017
1139-300	B	Location & Block Plans	11 October 2017
1139-301b		Landscaping Scheme	11 October 2017
1139-302		Existing Ground Floor Plan	16 October 2017
1139-303		Existing First Floor Plan	16 October 2017
1139-304		Existing Elevations	16 October 2017
1139-305		Existing Elevations	16 October 2017
1139-301a		Existing Site Plan	16 October 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).



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.