

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 S Lariko
PO Box 489
Hatfield
AL10 1GR

Application No: 6/2018/3129/FULL

Date of Refusal: 4 February 2019

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

Development: Erection of single storey rear extension and conversion of existing terraced single dwelling into 1 x 1B ground floor apartment and 1 x 2B two storey maisonette at first and second floor above

At Location: 16 Horsa Gardens Hatfield AL10 9GF

Applicant: Mr K Taylor

Application Date: 10 December 2018

1. The proposed car parking provision is not considered to adequately serve the proposed development. As a result of the existing parking pressures of on-street parking within the locality; the additional pressure to increase the number of vehicles on street would have a harmful effect on the character of the surrounding area. Accordingly, the proposed development would conflict with Policy M14 of the Welwyn Hatfield District Plan 2005; Supplementary Planning Guidance – Parking Standards 2004; Interim Policy for Car Parking Standards and Garage Sizes 2014 (Statement of Council Policy 2005); Policies SP9 and SADM12 of the Emerging Local Plan; and the National Planning Policy Framework 2018.
2. The proposed bedroom of the ground floor apartment, by reason of its size, would fail to accord with the Nationally Described Space Standards for C3 dwellings. This would result in overly cramped and unsatisfactory living accommodation for the occupants of this unit. The applicant has not demonstrated that accordance with the Spaces Standards would not be feasible or viable. This aspect of the proposal would represent a poor standard of design, contrary to Policy D1 of the Welwyn Hatfield District Plan 2005; Supplementary Design Guidance 2005; Policy SADM11 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016; and requirements of the National Planning Policy Framework 2018.
3. The proposed development would fail to provide refuse and recycling storage for the first and second floor flat within acceptable carry distance of the highway. The location of the refuse storage would be inappropriately designed and fail to perform its role effectively. Furthermore, the location of the refuse storage would result in clutter and harm to the visual amenity and character of

the area. This design would be contrary to Policy D1 and D2 of the Welwyn Hatfield District Plan 2005; Policies SP9 and SADM12 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016; and requirements of the National Planning Policy Framework 2018.

REFUSED DRAWING NUMBERS

4.

Plan Number	Revision Number	Details	Received Date
P010		Existing Ground Floor	10 December 2018
P011		Existing First Floor Plan	10 December 2018
P012		Existing Second Floor Plan	10 December 2018
P013		Existing Roof Plan	10 December 2018
P020		Existing Front Rear Elevations	10 December 2018
P021		Existing Side Elevations	10 December 2018
P050	A	Existing and Proposed Block Plan	16 January 2019
P100		Proposed Ground Floor	10 December 2018
P101		Proposed First Floor	10 December 2018
P102		Proposed Second Floor	10 December 2018
P103		Proposed Roof	10 December 2018
P200		Proposed Front Rear Elevations	10 December 2018
P201		Proposed Side Elevations	10 December 2018
P001		Site Location Plan	10 December 2018
P060		Existing and Proposed Parking Plan	16 January 2019

1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraph 38 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.