

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 I Goh
137 Harrowdene Road
Wembley
Middlesex
HA0 2JD

Application No: 6/2018/3182/FULL

Date of Refusal: 3 April 2019

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

Development: Mixed-use development comprising of 8 student residential units (incorporating 21 study bedrooms), 169 sq.m of a4 commercial space(existing) with the associated on-site parking, pedestrian access, refuse and cycle storage
At Location: 12 Harpsfield Broadway Hatfield AL10 9TF
Applicant: Mr I Goh
Application Date: 2 January 2019

1. The positioning of communal areas and amenity space, would harm the amenity and living conditions of future occupiers of residential units within the proposed development to an unacceptable degree. Accordingly the proposal is of a poor quality design contrary to Policy D1 of the Welwyn Hatfield District Plan 2005, Policy SADM11 of the Emerging Local Plan 2016 and would fail to accord with the Council's Supplementary Design Guidance and the National Planning Policy Framework 2019.
2. Insufficient information has been provided as part of this application to enable the Local Planning Authority to fully assess the noise implications of the proposed development. Accordingly it has not been possible to assess whether the proposed development would comply with Policy R19 of the Welwyn Hatfield District Plan and the National Planning Policy Framework 2019.
3. The proposed development would provide insufficient parking provision, with the result that it would be 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 National Planning Policy Framework 2019.

REFUSED DRAWING NUMBERS

4.

Plan Number	Revision Number	Details	Received Date
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01-0718-HB	Location and Block Plan	2 January 2019
02-0718- HB-BL-EX	Existing Block Plan	14 December 2018
02-0718- HB-BL-PR	Proposed Block Plan	14 December 2018
02-0718-HB	Existing Floor Plan	14 December 2018
03-0718-HB	Existing Second Floor and Roof Plan	14 December 2018
04-0718-HB	Proposed First and Second Floor Plans	14 December 2018
04A-0718- HB	Proposed Roof and Loft Plan	14 December 2018
08-0718-HB	Existing Elevations/Sections	14 December 2018
09-0718-HB	Proposed Elevations	14 December 2018
10-0718-HB	Proposed Sections	14 December 2018

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.