

Mr S Simmons  
15 Tyttenhanger Green  
St Albans  
AL4 0RN

**Application No:** 6/2019/2668/HOUSE

**Date of Refusal:** 31 December 2019

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

**Development:** Erection of first floor side extension with installation of 3 x roof lights

**At Location:** 20 Mulberry Mead Hatfield AL10 9EN

**Applicant:** Mr C Mac

**Application Date:** 1 November 2019

In accordance with the accompanying plans and particulars, for the reasons specified below: -

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).

REFUSED DRAWING NUMBERS

2.

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
3201-247-02		Existing First Floor Plan	1 November 2019
3201-247-03		Existing Roof Plan	1 November 2019
3201-247-04		Existing Front Elevation	1 November 2019
3201-247-05		Existing Rear Elevation	1 November 2019
3201-247-06		Existing Side Elevation	1 November 2019

3201-247-07	Existing Side Elevation	1 November 2019
3201-247-101	Proposed Ground Floor Plan	1 November 2019
3201-247-202	Proposed First Floor Plan	1 November 2019
3201-247-203	Proposed Roof Plan	1 November 2019
3201-247-206	Proposed Section	1 November 2019
3201-247-204	Proposed Front Elevation	1 November 2019
3201-247-205	Proposed Rear Elevation	1 November 2019
3201-247-207	Proposed Side Elevation	1 November 2019
3201-247-01	Existing Ground Floor Plan	1 November 2019
3201-247-LOC	Location Plan	1 November 2019
3201-247-100	Proposed Site Plan	1 November 2019

1. The proposed extension would, by virtue of it being built to the flank boundary of the property at first floor level, appear cramped in its plot to the detriment of the street scene and the locality generally. Accordingly, the proposal is contrary to the National Planning Policy Framework 2019, Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Policy SP9 of the Welwyn Hatfield Draft Local Plan 2005 and the Council's Supplementary Design Guidance 2005.
2. The proposed extension would, by reason of the deficit of on-site parking for the resultant dwelling, increase the pressure for on-street parking which would not be compatible with the maintenance and enhancement of the character of the area and would accordingly fail to provide a high standard of design. The proposed development is therefore, contrary to the National Planning Policy Framework 2019, Policies D1, D2 and M14 of the Welwyn Hatfield District Plan 2005, Policies SP9 and SADM12 of the Welwyn Hatfield Draft Local Plan 2016, the Supplementary Planning Guidance for Parking Standards 2004 and the Council's Interim Policy for Car Parking Standards 2004.



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;
- 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.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.