

**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 Oyenuga  
59 Edward Tyler Road  
Grove Park  
London  
SE12 9QE

**Application No:** 6/2020/0287/FULL

**Date of Refusal:** 22 April 2020

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

**Development:** Retention of converted garage as a self-contained residential unit  
**At Location:** 182 Dragon Road Hatfield AL10 9NZ  
**Applicant:** Mr S Thomas  
**Application Date:** 27 February 2020

1. The self-contained unit, 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 occupant/occupants of this unit. The applicant has not demonstrated that accordance with the Spaces Standards would not be feasible or viable. The proposal represent a poor standard of design contrary to Policy D1 of the Welwyn Hatfield District Plan 2005; Supplementary Design Guidance 2005; and the requirements of the National Planning Policy Framework.
2. The proposal fails to incorporate principles of legibility, continuity and enclosure, by virtue of its rear courtyard access and cramped and contrived amenity space layout which fails to represent good quality design and acceptable living conditions for the occupiers of the site. The proposal is contrary to Policies D1, D2, D3 and D6 of the Welwyn Hatfield District Plan 2005; Supplementary Design Guidance 2005; and the National Planning Policy Framework.
3. The proposed car parking provision would not adequately serve the 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; and the National Planning Policy Framework.

REFUSED DRAWING NUMBERS

4.

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
TCL485-RET-02		Existing Plans and Elevations	31 January 2020
TCL485-RET-01		Pre-Existing Plans, Elevations and Location Plan	31 January 2020

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.
- 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.