

Miss Imene Menad  
7 Progress Business Centre  
Whittle Parkway  
Burnham  
SL1 6DQ

**Application No:** 6/2021/1405/FULL

**Date of Refusal:** 5 July 2021

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

**Development:** Erection of two storey rear extension, single storey side extension, front porch, loft conversion with the installation of 1 x front dormer and 1 x rear juliet balcony and alterations to fenestration

**At Location:** 49 Mulberry Mead Hatfield AL10 9EH

**Applicant:** Cassiem Jeppe

**Application Date:** 4 May 2021

1. The proposal fails to provide adequate on-site parking to accommodate the proposed development. Accordingly, the proposal fails to comply with Policies D1, D2 and M14 of the Welwyn Hatfield District Plan 2005; the Supplementary Design Guidance 2005; the Supplementary Planning Guidance on Parking Standards 2004; and the National Planning Policy Framework.
2. The proposed two storey rear extension and loft conversion, by reason of its height, width, depth, scale, massing and architectural detailing would fail to be subordinate in scale or appearance to the original dwelling resulting in cramped and overly dominant additions which would fail to respect the form and scale of the original dwelling. The architectural detailing of the proposal in regards to its roof form does not respect the character and appearance of the existing house, neighbouring properties or wider estate. Consequently, the proposal would represent a poor quality of design and would be contrary to provisions of the Policies D1 and D2 of the District Plan 2005; Supplementary Design Guidance 2005; and the National Planning Policy Framework.

#### REFUSED DRAWING NUMBERS

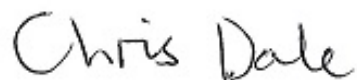
3.

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
49MMH/EX/ 100		Existing Plans, Section and Elevations	4 May 2021

49MMH/EX/ 401	Site Plan	4 May 2021
49MMH/PD/ 401	Proposed Site Plan	4 May 2021
49MMH/PL/ 100	Proposed Plans	4 May 2021
49MMH/EX/ 400	Location Plan	4 May 2021

#### 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).



**Christopher Dale**  
**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](https://www.gov.uk).