

Mr Mustapha Kerkoud
5 West View
Hatfield
AL10 0PJ

Application No: 6/2022/2914/FULL

Date of Refusal: 10 August 2023

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

Development: Retention of a temporary management office to the rear of the property for a period of 12 months

At Location: 5 West View Hatfield AL10 0PJ

Applicant: Webb Services

Application Date: 9 June 2023

1. The proposed retention of the unlawful outbuilding, by virtue of its siting, size and scale, would regularise what is a disproportionate addition to the rear elevation that fails to respond positively to the host property, resulting in a cramped development when viewed. Consequently, the proposal would result in significant harm to the character and appearance of the host building and surrounding area. Accordingly, it is considered that the proposed development represents a poor standard of design in conflict with District Plan Policies D1, D2 and GBSP2; Policy SP9 of the Draft Local Plan; the Supplementary Design Guidance; and the National Planning Policy Framework.
2. By virtue of its siting, close to the host building, the proposed retention of the outbuilding would result in adverse harm to the amenity of rear ground floor guest house by way of loss of light and poor outlook, contrary to Policy D1 of the Welwyn Hatfield District Pan 2005; Draft Local Plan Policies SADM11; the Supplementary Design Guidance; and the National Planning Policy Framework.

REFUSED DRAWING NUMBERS

3.

| Plan Number | Revision Number | Details | Received Date |
|--------------------|------------------------|---------------------|----------------------|
| 006 | | Location plan | 3 April 2023 |
| 004 | | Existing Floor Plan | 3 April 2023 |
| 002 | | Existing Elevations | 3 April 2023 |
| 005 | | Block Plan | 3 April 2023 |

001

Proposed Elevations

3 April 2023

003

Proposed Floor Plans

3 April 2023

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).

A handwritten signature in black ink, appearing to read 'Chris Carter', with a long horizontal stroke extending to the right.

Chris Carter
Assistant Director (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) at least 10 days before submitting the appeal. Further details are on [GOV.UK](https://www.gov.uk).