

Mustapha Kerkoud  
5 West View  
Hatfield  
Hertfordshire  
AL10 0PJ

**Application No:** 6/2023/0456/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:** Installation of a front and rear dormer to facilitate the conversion of a loft into six habitable rooms and storage, spiral fire escape to the right of the property and erection of two rear outbuildings

**At Location:** 5 West View Hatfield Hertfordshire AL10 0PJ

**Applicant:** Webb Services

**Application Date:** 12 June 2023

1. The proposal, by virtue of its scale, mass, bulk, layout, and detailed design, would represent a significant overdevelopment of the site, and fails to respect, or relate to, the character and appearance of the surrounding area. The proposed development would therefore be of a poor standard of design which would lead to harm to the character and appearance of the existing dwelling and the surrounding area, contrary to District Plan Policies D1, D2 and GBSP2; Policy SP9 of the Draft Local Plan; the Supplementary Design Guidance; and the National Planning Policy Framework which seek to promote high quality design in new development, including extensions.
2. The proposed external spiral staircase, by virtue of its proximity to a neighbouring boundary and the likely nature of its use, would result in unacceptable overlooking impact on the neighbouring occupiers, leading to loss of privacy contrary to District Plan Policy D1; Policy SADM11 of the Draft Local Plan; the Supplementary Design Guidance; and the National Planning Policy Framework.
3. The proposed development would fail to provide adequate off-street parking. As such, it is considered that the proposal would lead to increased pressure for on-street parking. The proposal is therefore contrary to Policies D2 and M14 of the Welwyn Hatfield District Plan 2005; Policy SADM12 of the draft Local Plan Proposed Submission August 2016 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>
008		Location Plan	28 February 2023
006	B	Existing & Proposed Roof Plan	12 June 2023
004	A	Existing & Proposed First Floor Plan	12 June 2023
003	A	Existing & Proposed Ground Floor Plan	12 June 2023
005	B	Existing & Proposed Loft Plan	12 June 2023
010	A	Proposed Outbuildings	12 June 2023
011	A	Existing & Proposed Block Plan	12 June 2023
009	A	Section_AA	12 June 2023
002	B	Existing & Proposed Side Elevations	12 June 2023
001	B	Existing & Proposed Front & Rear Elevations	12 June 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).



**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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on [GOV.UK](https://www.gov.uk).