



Reply to: town.clerk@hatfield-herts.gov.uk

28 July 2023

Elizabeth Mugova
Career Grade Development Management Officer
Welwyn Hatfield Borough Council
[via email - e.mugova@welhat.gov.uk]

Dear Ms Mugova

**COMMENTS BY HATFIELD TOWN COUNCIL ON THE PLANNING APPLICATION
6/2023/0456/FULL - 5 WEST VIEW, AL10 0PJ**

The Town Council wishes to raise a major objection against this planning application should Officers be minded to grant planning approval.

The Town Council noted a number of design issues which, it assess, means the proposal falls foul of Planning Policy D1 and D2 which requires a good standard of design. The proposed top floor extension of the existing building would significantly change the character of the building and setting of the area (which is dominated by two story buildings, with no commercial properties rising to three storeys).

The additional clientele would add to the parking issues already experienced at this site, which has impacted on neighbouring properties. Whilst current planning policy is to show restraint in order to encourage more sustainable transport options, the reality is that guests at this hotel create parking issues for residents. If planning permission is to be granted to allow the hotel to grow, it must be on condition that parking restrictions are put in place, potentially through a residents parking permit scheme, to protect residents.

The top floor extension, as designed, has windows looking directly into the neighbouring properties, significantly reducing their privacy. The Town Council assess this to be contrary to the principles set out in Planning Policy D1.

However the application to build two outbuildings is the most concerning aspect of the planning application. As well as being a clear example of overdevelopment for this site, the Town Council assesses the site as being totally unsuitable for the size of hotel that the developer

would like to envisage. As well as adding to the parking issues at this particular site, the envisaged high turnover of guests at this low cost hotel is likely to cause harm to the neighbourhood without adding to the local economy. The development would also create a safety risk as it is not clear whether the emergency services could easily access the rear outbuildings. These rear buildings would also have a detrimental effect on the neighbouring properties. Together this further supports the Town Council's view that this proposal falls foul of Planning Policy D1.

Please do not hesitate to contact us should you have any questions or points of clarifications with our comments.

Yours sincerely,

Jonah Anthony

Town Clerk on behalf of Hatfield Town Council's Planning, Environment and Policy Committee