



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2013/1338/FP

Change of use from dwelling house (use class C3) to house in multiple occupation (use class C4) at: 68 Walker Grove Hatfield

Applicant Name And Address

Dr V Gosnell
68 Walker Grove
HATFIELD
AL10 9PL

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **REFUSE** the development proposed by you in your application received with sufficient particulars on 16/07/2013 and shown on the plan(s) accompanying such application.

The reason(s) for the Council's decision to refuse permission for the development is/are:-

The proposal would result in a high concentration of houses in multiple occupation exceeding 20 percent of the total number of dwellings within a 50 metre radius of the application site contrary to Policy HMO1 of the Welwyn Hatfield Council Houses in Multiple Occupancy Supplementary Planning Document 2012. The application fails to maintain an appropriate balance and variety of residential properties within the locality and the resulting imbalance in the community would have a material and harmful effect on the character of the area contrary to Policies SD1, D1, D2, R19 of the Welwyn Hatfield District Plan 2005 and the Supplementary Design Guidance 2005. The proposal would also conflict with section 6 and 8 of the National Planning Policy Framework.

NOTE:-

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 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 inspected at these offices).

REFUSED PLAN NUMBER(S): 1:1250 Site Location & 1:500 Block Plan & 1226 received and dated 02 September 2013

Date: **05/12/2013**

Continuation...

Tracy Harvey
Head of Planning