



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2012/606/FP

Change of use from Dwellinghouse (Use Class C3a) to five bedroom House in Multiple Occupation (Use Class C4)

at: 50 The Runway HATFIELD

Applicant Name And Address

Dr C Colquhoun
50 The Runway
HATFIELD
AL10 9GL

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 18/05/2012 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:-

1. 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 meter radius of the application site contrary to Policy HMO1 of the Welwyn Hatfield Council Houses in Multiple Occupancy Supplementary Planning Document, February 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.
2. The proposed change of use to a five bedroom house in multiple occupation, by reason of the intensity and concentration of the proposed occupation, and the likely resultant levels of activity, noise and disturbance would materially harmfully affect the living conditions of neighbouring residential occupiers. As such the proposal is considered contrary Policies D1 and R19 of the Welwyn Hatfield District Plan 2005 and the Supplementary Design Guidance 2005
3. The proposal would result in an unacceptable intensification in the use of the dwelling resulting in a cramped layout that would not provide satisfactory living conditions for its intended occupants contrary to criterion HMO5 of the House in Multiple

Continuation...

Occupation SPD and the broad objectives designed to protect residential amenity in Policy D1 of the Welwyn Hatfield District Plan 2005 and the Supplementary Design Guidance.

REFUSED PLAN NUMBER(S): Site Location Plan & Block Plan & Ground Floor Plan & First Floor Plan & Second Floor Plan received and dated 18 May 2012

Date: **13/07/2012**

A handwritten signature in black ink, appearing to read 'TH', followed by a long horizontal line extending to the right.

Tracy Harvey
Head of Planning