

Mrs Karen Crowder-James
Unit 3
The Barn
Pirton Grange
Pirton Road
Shillington
Hitchin
SG5 3HB

Application No: 6/2022/2139/HOUSE

Date of Refusal: 8 November 2022

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

Development: Erection of part single & part 2-storey rear extension, roof extension & alterations to openings
At Location: 30 Barleycroft Road Welwyn Garden City Hertfordshire AL8 6JU
Applicant: Mr J Barnett
Application Date: 14 September 2022

In accordance with the accompanying plans and particulars, for the reasons specified below: -

1. The proposed development, by virtue of its scale, design and form would represent a dominant and bulky addition that would overwhelm the original property. Furthermore, the design of the crown roof would fail to respect the character and appearance of the original dwelling and surrounding area and would therefore represent a poor quality of design that would fail to preserve or enhance the character and appearance of the Welwyn Garden City Conservation Area. The proposed development is therefore contrary to Policy D1 of the Welwyn Hatfield District Plan 2005, Policies SP9, SADM11 and SADM15 of the Emerging Welwyn Hatfield Local Plan 2016, the Supplementary Design Guidance 2005, Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and the provisions of the National Planning Policy Framework.

REFUSED DRAWING NUMBERS

2.	Plan Number	Revision Number	Details	Received Date
	RF0622 / 100		Existing site and location plan	13 September 2022

RF0622 / 101	Existing floor plans and elevations	13 September 2022
RF0622 / 102	Proposed site and location plan	13 September 2022
RF0622 / 103	Proposed floor plans and elevations	13 September 2022

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;
- 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.