Notice of Decision

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015
Refusal of Permission for Development

Mr Stuart Cook
HED House
60a Bridge Road East
Welwyn Garden City
AL7 1JU

Application No: 6/2023/1499/HOUSE

Date of Refusal: 15 September 2023

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

Development: Loft conversion with 2 dormers to rear and insertion of rooflight
At Location: 16 Brockswood Lane Welwyn Garden City AL8 7BG
Applicant: Mr & Mrs H Dolton
Application Date: 24 July 2023

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

1. The proposed rear dormer windows, by reason of their position, bulk, size, and massing, would result in a cluttered appearance which fails to relate to the existing extensions to the roof form and as such would conflict with the existing first floor level rear dormer windows in situ. The proposed development would therefore fail to respect the character of the dwelling or preserve or enhance the character and appearance of the Welwyn Garden City Conservation Area and would be contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, the Welwyn Hatfield Supplementary Design Guidance 2005, Policies SP9 and SADM15 of the Welwyn Hatfield Draft Local Plan 2016, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
5753-OS1		Location Plan	18 July 2023
5753-E01	A	Plans & Elevations as Existing	18 July 2023
5753-P100	A	Plans & Elevations as Proposed	18 July 2023
5753-OS3	A	Block Plan	24 July 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;

• 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.