

Ms Miriam Mohns
Unit G West
1 - 3 Coate Street
London
E2 9AG

Application No: 6/2024/0071/HOUSE

Date of Refusal: 24 May 2024

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

Development: Erection of a part single, part double storey rear extension to replace existing rear extension, single storey side extension and conversion of existing outbuilding, raising of roof to existing garage, installation of a rear dormer window to facilitate a loft conversion. Insertion of first floor side window, installation of rooflights in existing roof

At Location: 38 Barleycroft Road Welwyn Garden City AL8 6JU

Applicant: Mr & Mrs Shipperlee

Application Date: 25 January 2024

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

1. The proposed part two, part single storey rear extension, by virtue of its siting, height, mass, scale and detailed design, fails to relate well to the character and proportions of the existing building, the surrounding context or the street scene. 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 SP9, SP15 and SADM15 of the Welwyn Hatfield Borough Council Local Plan, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Welwyn Hatfield Supplementary Design Guidance 2005, and the National Planning Policy Framework.

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
0869/02/10 1		Proposed 2: Floor & roof plans	10 January 2024
0869/02/10 0		Proposed ground & 1. floor plans	10 January 2024

0869/02/10 3	Proposed elevations	10 January 2024
0869/01/10 0	Existing floor plans	10 January 2024
0869/01/10 1	Existing elevations	10 January 2024
0869/01/11 5	Existing & proposed location plans	25 January 2024

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.