



**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 D Farrell  
35A Barleycroft Road  
Welwyn Garden City  
AL8 6JX

**Application No:** 6/2020/1837/FULL

**Date of Refusal:** 21 September 2020

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

**Development:** Erection of new detached dwellinghouse to the rear garden.

**At Location:** 54 Bridge Road Welwyn Garden City AL8 6UR

**Applicant:** A Bee Developments

**Application Date:** 27 July 2020

1. The proposed development would represent an unduly cramped and over intensive form of development on the site, poorly related to the established special character and form of this part of the Welwyn Garden City Conservation Area. Furthermore, the proposal fails to maintain the landscaped greenery of the site failing to retain the appearance and ethos of the Garden City. Whilst this would result in less than substantial harm, in line with paragraph 196 of the NPPF the public benefits identified are not considered to outweigh the harm identified. Accordingly, the proposal would fail to preserve or enhance the character of the Welwyn Garden City Conservation Area. As such the proposed development would be contrary to Policies D1, D2, D8 and R17 of the Welwyn Hatfield District Plan 2005; the Supplementary Design Guidance 2005; Policies SP9, SADM15 and SADM16 of the Welwyn Hatfield Borough Council Local Plan Proposed Submission August 2016; and the National Planning Policy Framework 2019.

**REFUSED DRAWING NUMBERS**

2.

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
IND-754-LP01		Location Plan	27 July 2020
IND-754-E01		Existing Site Plan	27 July 2020
IND-754-P01		Proposed Site Plan	27 July 2020

IND-754- P02	Proposed Floor Plan	27 July 2020
IND-754- P03	Proposed Elevations	27 July 2020
IND-754- P20	Proposed Access Cross Section	27 July 2020

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).



Colin Haigh  
**Head of 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;
  - For all other appeals, if you want to appeal against your local planning authority's decision then you must do so within 6 months 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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.