
Appeal Decision

Site visit made on 31 October 2017

by D J Barnes MBA BSc(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 14 November 2017

Appeal Ref: APP/C1950/D/17/3179174

44 Longlands Road, Welwyn Garden City AL7 3PZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr D Driscoll against the decision of Welwyn Hatfield Borough Council.
 - The application Ref 6/2017/0457/HOUSE, dated 8 March 2017, was refused by notice dated 7 June 2017.
 - The development proposed is the erection of a single storey rear extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. It is considered that the main issue is the effect of the proposed development on the character and appearance of the surrounding area and the host property.

Reasons

3. The proposed development includes the erection of a single storey rear extension to a 2-storey mid terrace dwelling situated within in a terrace of 4 properties. The existing lean-to structure would be demolished and replaced by the proposed larger extension. The neighbouring dwelling to the property which, forms the end of this terrace, has a 2-storey extension which extends across half the width of this building. Adjacent to the property's rear garden boundary is a garage block with a hipped roof.
4. The appeal property is situated in a predominantly residential area of similarly designed terraced and semi-detached properties some of which have been altered. The Council acknowledge that single storey additions are common in the surrounding area but that they are more modest in size and bulk when compared to the appeal scheme. From the property and public locations available it was not possible to see the precise design and form of all these additions because of the limited views available. Accordingly, the appeal scheme has been considered based upon its own circumstances.
5. The footprint of the proposed extension would not be excessive in size or depth when compared to the host property and the other dwellings within this terrace, especially taking into account the neighbouring 2-storey extension. However, I share the Council's concerns about the proposed crown roof which would significantly add to the extension's overall height and bulk and would

significantly detract from the character and appearance of both the property and the terrace. The proposed crown roof is also not characteristic of the predominance of hipped roof forms of other properties, including the garage block and the terrace within which the property is situated. Further, the height of the appeal scheme would result in an awkward juxtaposition between the crown roof and the window sills of the property's first floor windows.

6. For the reasons which have been given, the proposed extension would not represent a high quality of design and would neither complement nor reflect the design and character of the host dwelling as required by the guidance contained in the Council's *Supplementary Planning Guidance* (SPG). This SPG is reinforced by Policies D1 and D2 of the Welwyn Hatfield District Plan (LP) which require development to be of high quality design, to respect and relate to the character and context of an area and as a minimum maintain the character of an area. These policies are consistent with the National Planning Policy Framework's core principle of securing high quality design.
7. Although the claims of the appellant concerning the preference for a pitched roof, including for maintenance reasons, have been carefully noted they are significantly and demonstrably outweighed by the harm which has been identified. Accordingly, and taking into account all other matters, it is concluded that this appeal should be dismissed because it would cause significant harm to the character and appearance of the surrounding area and the host property and, as such, it would conflict with LP Policies D1 and D2, the SPG and the Framework.

D J Barnes

INSPECTOR