



Appeal Decision

Site visit made on 30 January 2023

by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13 February 2023

Appeal Ref: APP/C1950/D/23/3314253

1 High Oaks Road, Welwyn Garden City, Hertfordshire AL8 7BJ

- 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 Roy Harper against the decision of Welwyn Hatfield Borough Council.
 - The application Ref 6/2022/2056/HOUSE dated 1 September 2022, was refused by notice dated 30 November 2022.
 - The development proposed is replacement of existing garage to include pitched roof.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. The Council changed the description of development from that stated on the application form in the interests of clarity. I consider that the amended description accurately describes the appeal scheme and accordingly I have adopted the amended description in the heading above.

Main Issue

3. The main issue in this appeal is the effect of the proposed development on the character of the area of the conservation area.

Reasons

4. The site is a semi-detached property on the corner of Brockwood Lane and High Oaks Road with a large detached flat roof garage fronting High Oaks Road. The site is within a predominantly residential area within the Welwyn Garden City Conservation Area. In accordance with the statutory duty imposed by section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990; I am required to have special regard to the effect of the proposed development on the character or appearance of the area.
5. The Conservation Area in the vicinity of the appeal site is characterised by properties of varying forms, however uniformity in terms garages with flat roof design is evident.
6. The Appellant has drawn my attention to properties in the area with garages which have a pitched roof. Notwithstanding this I note that the harmony of design in terms of flat roof, modest garages is retained by the majority of the properties.

7. The pitched roof garage on this prominent corner would be out of keeping with the area in general.
8. Paragraph 199 of the National Planning Policy Framework (2021) (the Framework) states that great weight should be given to the conservation of a designated heritage asset when considering the impact of a proposal on such an asset. This is irrespective of the level of harm.
9. The proposed development would be an unsympathetic addition to the area. On this basis I conclude that the proposed development would diminish unacceptably the character and appearance of the conservation area.
10. There is conflict with Policies D1 and D2 of the Welwyn Hatfield District Plan (2005) and Policies SP9 and SADM15 of the Welwyn Hatfield Borough Council - Draft Local Plan Proposed Submission August 2016 which seek amongst other things to ensure development is of high standard of design responding positively to the character and context of the historic area.
11. There is conflict with the Council's Supplementary Design Guidance which seeks to ensure developments harmonise with the existing building and area.
12. There is conflict with the National Planning Policy Framework (2021) which seeks amongst other things to ensure developments are of good design appropriate and sympathetic to their surroundings and that the historic environment is protected.

Conclusion

13. For the above reasons I conclude that this appeal should be dismissed.

C Pipe

INSPECTOR