
Appeal Decision

Site visit made on 11 February 2025

by Elaine Moulton BA (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27th February 2025

Appeal Ref: APP/C1950/D/24/3342630

1 Oaklands Wood, Hatfield, Hertfordshire AL10 8LU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Pedram Aghaei against the decision of Welwyn Hatfield Council.
 - The application Ref is 6/2024/0310/HOUSE.
 - The development proposed is loft conversion.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal property is a detached, two-storey, hipped roofed dwelling located close to the junction of Oaklands Wood with Woods Avenue. Oaklands Wood is a residential street comprising semi-detached and terraced properties which display both hipped and gable roof forms. Residential development is less evident on Woods Avenue, which has a mixed streetscape.
4. The proposed rear dormer extension would only be marginally lower than the ridge of the roof and above the eaves. It would also be sited close to the flank walls of the dwelling, less than the distance advised in the Supplementary Design Guidance (SPG). Given its overall scale, the dormer would visually dominate the host building resulting in it appearing, at the rear, as a three-storey flat roof building. In views from neighbouring properties, and where glimpsed from public vantage points, it would be seen as an incongruous and intrusive feature.
5. The hip to gable extension would increase the scale, bulk and mass of the dwelling. Nonetheless, the resultant roof would appear proportionate to the original building. Furthermore, the front elevation would not appear boxy due to the pitch of the roof remaining unchanged. In the context of the other pitched and gable roofed properties on Oaklands Wood, and the variation evident on Woods Avenue, the hip to gable extension would not appear overly dominant in the street scene. It would not be detrimental to the character and appearance of the host property or the area.
6. Accordingly, whilst the proposed hip to gable extension would not be visually unacceptable, the introduction of the proposed rear dormer would harm the

character and appearance of the host dwelling and the surrounding area. It would, therefore, be contrary to Policy SP9 of the Welwyn Hatfield Borough Council Local Plan (LP) which requires proposals to deliver high quality design that responds to character and context.

7. LP Policy SP1 has also been referred to in the reason for refusal. However, as that policy relates to delivering sustainable development and makes no reference to design, character or appearance, it is not relevant to the main issue.

Conclusion

8. The proposed development conflicts with the development plan when considered as a whole and there are no material considerations, either individually or in combination, that outweighs the identified harm and associated development plan conflict.
9. I therefore conclude that the appeal should be dismissed.

Elaine Moulton

INSPECTOR