
Appeal Decision

Site visit made on 29 April 2025 by L Clark MSc MRTPI

Decision by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2 June 2025

Appeal Ref: APP/C1950/D/25/3361236

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, Welwyn Garden City, Hertfordshire AL8 7LA

- 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 Michael Kaltz against the decision of Welwyn Hatfield Council.
 - The application Ref is 6/2024/1958/HOUSE.
 - The development proposed is described as 'combine existing single dormer windows into one continuous dormer at the front elevation.'
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Decision

1. The appeal is allowed and planning permission is granted for development described as 'combine existing single dormer windows into one continuous dormer at the front elevation' at 31 Reddings, Welwyn Garden City, Hertfordshire AL8 7LA in accordance with the terms of the application, Ref 6/2024/1958/HOUSE subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with drawing nos 0886-02-101 & 0886-01-115.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The main issue is whether the proposal would preserve or enhance the character or appearance of the Welwyn Garden City Conservation Area (CA)

Reasons for the Recommendation

4. There is a distinct spacious parkland setting to the appeal site and the street scene. Mature trees both at the roadside and as a backdrop to local dwellings provide a high quality, natural, verdant feel to the area. There is an eclectic mix of house types on Reddings which are generally detached and modern. They range from single to two storey and modest to large. They are set back from the roadside. Dormers of a variety of sizes and designs are not uncommon. These elements contribute positively to the significance of the CA.

5. The proposed development would be positioned within the existing roof to infill the gaps between three existing flat roof dormer windows. The scheme in totality would not exceed the ridge height of the property. I do not disagree that the proposed continuous dormer would be clearly visible on the front elevation and that it would provide an additional mass on the frontage of the property. However, such an arrangement would not be alien to this type and scale of dwelling. In addition, and given the presence of the existing dormers, their designs, the proposed minimal increase in height and the variety of housing forms that surround the site, the proposal would not be overly dominant. It would not detrimentally affect the quality of the street scene nor the significance of the CA as I have set it out above.
6. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Paragraph 212 of The National Planning Policy Framework 2024 places emphasis on great weight being given to the asset's conservation. Given the assessment above, the proposal would ensure that both the character and appearance of the CA would be preserved. The development would therefore comply with Policies SP15, SADM15, SP1 and SP9 of the Welwyn Hatfield Borough Council Local Plan 2023 which are concerned with the design and scale of development respecting the character and appearance of an area amongst other things.

Conditions

7. Other than the standard time limit condition, it is necessary to ensure that the development is carried out in accordance with the approved plans for certainty and enforcement purposes. The materials are shown thereon and given the existing dwelling and the local palette; they would be acceptable. A further condition would not therefore be required.

Conclusion and Recommendation

8. For the reasons given above, the appeal scheme would comply with the development plan. I therefore recommend the appeal be allowed, subject to the conditions mentioned.

L Clark

APPEAL PLANNING OFFICER

Inspector's Decision

9. I have considered all the submitted evidence and my representative's report and on that basis the appeal is allowed, subject to the conditions referred to above.

John Morrison

INSPECTOR