

Ward	Ref	Address	Summary	Comments Submitted	HTC Response	Determination
Hatfield Central	6/2021/3535/HOUSE	11 Cecil Crescent Hatfield AL10 0HF	Erection of a two storey rear extension	Unless neighbours object there should be no problem. Adjacent property has much larger extension. Large garden still left.	Comment	Granted
Hatfield Central	6/2021/2792/HOUSE	10 Green Croft Hatfield AL10 0RB	Erection of single storey rear extension	Need to ensure legally required space between the extensions and neighbouring properties are adhered to and that no light is lost to groundfloor of neighbour.	Comment	Granted
Hatfield Central	6/2021/1901/HOUSE	37 Crawford Road Hatfield AL10 0PF	Erection of a single storey rear extension with roof lantern and garage conversion including alterations to openings	Members believe that the wrong Borough Cllr has been consulted as it changed in May 2021	Comment	Granted
Hatfield Central	6/2020/3257/MAJ	1 Burfield Close Hatfield AL10 0BX	Demolition of all existing buildings and erection of new building providing temporary accommodation (change of use from C2 to Sui Generis) comprising 25 no. self contained dwelling units and 18 no. studio rooms with communal kitchens, associated staff office/store, 24 no. secure undercroft car parking spaces, cycle parking, landscaping and associated works.	Members welcome this development but acknowledge the objections submitted by WelHat Cycling Forum	Comment	Granted
Hatfield East	6/2022/0778/HOUSE	18 Endymion Road Hatfield Hertfordshire AL10 8AS	Erection of a first floor side extension and single storey rear extension following demolition of existing conservatory	Modest front extension which seems to have been well thought through and rear extension that has no impact on neighbours and backs onto school playing fields.	Comment	Granted
Hatfield East	6/2022/0505/HOUSE	54 St Etheldredas Drive Hatfield Hertfordshire AL10 8BZ	Conversion of roof space with flat roof dormer to rear and three roof lights to front elevation, creating one additional bedroom	This row of houses have few loft conversions and this will not be inkeeping with the rest of the estate. The dormer is of a scale which will dominate the dwelling and the view of the rear of the house from the dwellings behind.	Comment	Granted
Hatfield East	6/2022/0296/HOUSE	11 The Holdings Hatfield AL9 5HH	Erection of single storey front and rear extension	Colour and materials must match existing and be inkeeping with the neighbours.	Comment	Granted
Hatfield East	6/2021/3535/HOUSE	11 Cecil Crescent Hatfield AL10 0HF	Erection of a two storey rear extension	Unless neighbours object there should be no problem. Adjacent property has much larger extension. Large garden still left.	Comment	Granted
Hatfield East	6/2021/3322/HOUSE	8 Endymion Road Hatfield AL10 8AS	Erection of a first floor side extension	Hatfield Town Council's Planning Committee just wished to comment that this application is a good use of first floor space, but questioned where has bedroom 1 gone to? Only has 2,3 and 4 on plan.	Comment	Granted
Hatfield East	6/2021/2194/FULL	10 Ground Lane Hatfield AL10 0HH	Retention of subdivision of a single dwellinghouse into two x 2-bed dwellinghouses	Looks like no extra accommodation is being provided and the structure has been used in this way for a while. It looks like this property has been 2 dwellings in the past, then became one and now going back to two. Inspection or enforcement in the past may have been not completed as this is retrospective so we would like WHBC to consider if there have been breaches in planning law which affect this application. We assume that enforcement are investigating the situation regarding this application	Comment	Granted
Hatfield East	6/2021/2232/HOUSE	48 Cecil Crescent Hatfield AL10 0HG	Erection of a single storey rear extension	Strange layout proposed with bathroom and toilet coming off extended kitchen diner. Seems inappropriate even if allowable. It is a small house and an extension is predictable.	Comment	Granted
Hatfield East	6/2021/1948/HOUSE	26 Cecil Crescent Hatfield AL10 0HF	Erection of an outbuilding in rear garden	Subject to no objection from neighbours, Members have no objection to this application.	Comment	Granted
Hatfield East	6/2021/1621/FULL	5 Breaks Road Hatfield AL10 8TR	Conversion of 5 and 7 Breaks Road into a single dwelling with alterations to the ground floor facade	No objection if this is for social housing only	Comment	Granted

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Hatfield South West	6/2021/3250/FULL	University of Hertfordshire Roe Green College Lane Campus Hatfield AL4 0PJ	Installation of 3 x antennas on yoke bracket and 1 x GPS on antenna support pole, the removal of 3 x antennas, and 3 x existing antennas to be relocated to yoke bracket and retained as dummy antennas	The new additional parts make the whole thing even taller which could be a problem in a residential area but this site seems to be non-residential and partly obscured by trees. If this is the case then no objection.	Comment	Granted
Hatfield South West	6/2022/0325/FULL	4 The Downs Hatfield AL10 8JP	Change of use from amenity land to residential (C3) with the installation of a hardstanding to front with landscaping works	It is essential that all requirements specified in Highways comments are met.	Comment	Granted
Hatfield South West	6/2022/0189/HOUSE	10 Birch Drive Hatfield AL10 8NX	Erection of single storey rear infill extension and a first floor part rear extension	Modest redevelopment of a family home.	Comment	Granted
Hatfield South West	6/2022/0121/HOUSE	1 Peregrine Way Hatfield AL10 9UP	Erection of a garden office	Garden seems big enough so provided meets height regulations should not be a problem.	Comment	Granted
Hatfield South West	6/2022/0082/FULL	28 Maryland Hatfield AL10 8DZ	Erection of a single storey rear extension, front fenestration alterations, internal alterations, and installation of vehicular hardstanding to front	Adding extra communal space and a bathroom. As 4 bed property this bathroom is essential addition. The size of the extension seems quite large in proportion to the house but if neighbours do not object and it is within development guidelines then we do not object.	Comment	Granted
Hatfield South West	6/2021/2681/HOUSE	1 Peregrine Way Hatfield AL10 9UP	Erection of a rear garden office	This is a garden office so should not be a problem. However if we look at the history there seems to be plans in hand for an extension put forward in September which we had no objection to BUT either the extension OR the office not both - the site does not look big enough for both.	Comment	Granted
Hatfield Villages	6/2022/0669/HOUSE	99 Bramble Road Hatfield Hertfordshire AL10 9SB	Erection of a single storey front and rear extension, and two storey side extension	This application seems of good design and will be inkeeping with neighbouring properties.	Comment	Granted
Hatfield Villages	6/2022/0640/HOUSE	20 Mulberry Mead Hatfield Hertfordshire AL10 9EN	Erection of single storey rear extension with insertion of roof light, following demolition of conservatory	This is a modest extension, as long as there are no issues with the light for the neighbours.	Comment	Granted
Hatfield Villages	6/2022/0518/HOUSE	46 Campion Road Hatfield Hertfordshire AL10 9FT	Erection of single storey rear extension and alterations to window opening on existing side elevation.	The town house has garden space for this extension and provides living space for what is probably a 4 bed house.	Comment	Granted
Hatfield Villages	6/2022/0326/FULL	Booker Cash And Carry Hatfield Business Park Frobisher Way Hatfield AL10 9TR	Installation of a storage tank and three Selective Catalytic Reduction (SCR) exhaust gas treatment on existing three roof top generators with roof mounted equipment and associated handrails	Seems a green upgrade to existing plant and machinery. Happy with application.	Comment	Granted
Hatfield Villages	6/2022/0331/FULL	5 Manor Parade Hatfield AL10 9JS	Change of Use of existing ground floor flat (C3) into a Dental Surgery (E) to facilitate extension of existing surgery	Seems like an excellent idea, fully supportive of this application.	Comment	Granted
Hatfield Villages	6/2022/0169/HOUSE	4 Bramble Road Hatfield AL10 9SA	Retention of erection of outbuilding at rear of garden	This is a very large garden building with double thickness walls. Although no plumbing shown this has potential to be a dwelling. Ridge height of 3.1m is very high and probably visible from many neighbouring gardens. There are up to 12 properties affected and most have not been consulted. Use as gym or storage will not generate noise but music or workshop activities would. Comment only.	Comment	Granted
Hatfield Villages	6/2021/3405/HOUSE	353 St Albans Road West Hatfield AL10 9RN	Proposed single storey extension	They are extending the previous extension. Provided neighbours do not object then Hatfield Town Council Planning Committee are happy with the application.	Comment	Granted
Hatfield Villages	6/2021/3375/HOUSE	23 Great Braitch Lane Hatfield AL10 9FD	Loft conversion including insertion of two rear dormers and three front roof lights	Concern was raised that the rear dormer over looked neighbouring property 21. It is essential that neighbours are consulted	Comment	Granted

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Hatfield Villages	6/2021/3268/HOUSE	Fountain View Great North Road Welwyn Garden City AL8 7TG	Erection of a part two story, part single storey rear extension	Plans part 2 and 3 wrongly labelled as single storey extension. Previous applications were refused. Because of this Hatfield Town Council Planning Committee would like the planning officers to reassure themselves that this plan is significantly different from previous plans or that the applicant has taken the advice of officers and complied with the guidance. If this is the case then we will not object.	Comment	Granted
Hatfield Villages	6/2021/1911/HOUSE	4 Bramble Road Hatfield AL10 9SA	Erection of a single storey side, front and rear extension and demolition of garage to rear of property	Subject to no objection from no. 6 Bramble Rd, Members have no objection to this application.	Comment	Granted
Hatfield Villages	6/2021/1035/HOUSE	77 Tiger Moth Way Hatfield AL10 9LT	Conversion of garage to habitable room and replacement of garage door with window and brickwork	In theory a great idea. BUT there are 6 garage doors and this would be the only one converted. The idea of the flat is a coach house flat with garage.	comment	Granted
Hatfield Villages	6/2021/1082/HOUSE	13 Ellenbrook Crescent Hatfield AL10 9RP	Conversion of the garage into a bedroom, erection of a rear extension, insertion of downstairs bathroom	There are no current elevational plans or block plans to view (11/5/2021) Looks like large extension which will dominate the garden. No side access to garden.	Comment	Granted
Hatfield Villages	6/2021/1333/HOUSE	16 Selwyn Avenue Hatfield AL10 9NP	Erection of a loft conversion and hip to roof gable	The new dormer is considered to be obtrusive and out of keeping	Comment	Granted
Hatfield South	6/2022/0325/FULL	4 The Downs Hatfield AL10 8JP	Change of use from amenity land to residential (C3) with the installation of a hardstanding to front with landscaping works	It is essential that all requirements specified in Highways comments are met.	Comment	Granted
Hatfield South	6/2021/1264/HOUSE	55 Travellers Lane Hatfield AL10 8SB	Erection of two storey side extension	Members question whether sufficient neighbours have been consulted	Comment	Granted
Hatfield South West	6/2022/0708/HOUSE	58 Briars Lane, Hatfield AL10 8ET	Proposed single-storey rear corner extension	Very modest extension which has little impact on neighbours	Comment	Granted
Hatfield Central	6/2021/0402/FULL	85 Drovers Way Hatfield AL10 0QB	Change of use from single dwelling (C3) to HMO (C4)	In this case only, Members do not object provided the neighbour's comments are taken into account by the applicant.	Comment	Refused
Hatfield East	6/2022/0756/HOUSE	18 St Albans Road East Hatfield Hertfordshire AL10 0EH	Installation of a vehicular access, crossover and hardstanding; and erection of boundary wall, railing, sliding gate and pedestrian gate	Most aspects of this are retrospective as wall is already in place. Construction looks well done and impressive. Sets a great example as to what can be done. However we are not in favour of retrospective permission being sought and this should be noted. The crossover is on a corner and on to a busy road, but a precedent has already been set in the area.	Comment	Refused
Hatfield Villages	6/2021/3374/HOUSE	34 Brocket Road Welwyn Garden City AL8 7TY	Alterations to the roof including a hip to gable alteration/ increase in roof height to alter the existing double pitch to a single pitch along with the addition of a rear facing dormer	Hatfield Town Council would like to comment on this application - The plan must be wrong as there is no door access to the ground floor bedroom. While converting two gables into one does not detract from the building the dormer adds another set of lines to the profile and make's it look fragmented. Adding an attic room is not objected to but the dormer does not appear good design.	Comment	Refused
Hatfield Villages	6/2021/2881/FULL	Land at Great North Road Welwyn Garden City AL8 7TQ	Redevelopment of the site to include the erection of 9 x 3- bedroom dwellings following the demolition of existing buildings	In general Members support more 3 bed homes being built in Hatfield. They are concerned about noise from the A1(M), air pollution suffered by future occupiers and the traffic speed on a 40MPH road. They would very much welcome a reduction on the 40MPH speed limit or traffic calming measures as this area is becoming more residential.	Comment	Refused
Hatfield Villages	6/2021/1558/HOUSE	41 Clover Way Hatfield AL10 9FN	Loft conversion with rear windows and front skylights	Concerned at potential overlooking at rear into neighbouring properties.	Comment	Refused

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Ward	Ref	Address	Summary	Comments Submitted	HTC Response	Determination
Hatfield South West	6/2021/1543/FULL	34 Haseldine Meadows Hatfield AL10 8HB	Proposed change of use of amenity land to a private driveway with hardstanding to accommodate two parking spaces	Sad to see a green space go but support the application. Could the applicant do off-set planting?	Comment	Refused (and appeal failed)
Hatfield Villages	6/2021/1019/HOUSE	28 Great North Road Welwyn Garden City AL8 7TJ	Two new dormers on the roof and external elevational treatments	Concerned at the potential for overlooking on neighbouring properties from the dormer windows.	Comment	Withdrawn
Hatfield Central	6/2021/3183/HOUSE	98 Roe Green Lane Hatfield AL10 0SJ	Two-storey rear extension to create an enlarged living room on the ground floor and an additional bedroom on the upper floor.	Modest extension to small house.	No Objection	Granted
Hatfield East	6/2022/0649/HOUSE	3 Harvest Mead Hatfield Hertfordshire AL10 0JD	Erection of rear single storey extension, insertion of rear first floor dormer and front first floor extension with patio converted into habitable space.	Seems to provide extra space in a family home.	No Objection	Refused
Hatfield Central	6/2021/2450/FULL	33 Town Centre Hatfield AL10 0JX	Change of use from a former bank (Class E) to an adult gaming centre (AGC) (Sui Generis) including advertisement consent for 2 no. Internally illuminated fascia sign and 1 no. internally illuminated projecting sign	The application is incorrect, there are flats directly opposite this application site. Members are keen to ensure that they have been consulted. Members do not consider the loss of a potential retail unit from the shopping core of Hatfield Town Centre acceptable. 24 hour operation so close to residential units (present and with planning permission) is also not acceptable and will harm the amenity of residential properties by reason of noise and disturbance? people can make more noise than machines. Members are concerned at the public health issues involved especially as a betting shop is already established a couple of doors up.	Major Objection	Granted
Hatfield Central	6/2021/2451/ADV	33 Town Centre Hatfield AL10 0JX	Installation of 2 no. Internally illuminated fascia sign and 1 no. internally illuminated projecting sign	The application is incorrect, there are flats directly opposite this application site. Members are keen to ensure that they have been consulted. The proposal will be sited directly opposite residential windows causing light disturbance especially as the hours of operation are proposed to be 24 hours	Major Objection	Granted
Hatfield South West	6/2021/2968/FULL	22 High Dells Hatfield AL10 9HU	Erection of a 2 storey and a single storey rear/side extension including demolition of pitched roof and creation of additional bedroom space	Original house was a 3 bed ? proposal becomes a 6 bed. This is an HMO already but this is over development on a small site. No on site parking is mentioned and so with 6 rooms there should be 3 spaces allocated. Some rooms are very small. This area of Hatfield already has an exceptionally high density of HMOs, we would ask that the Article 4 directive is closely looked at in this case, as there will likely be a high number of unregistered HMOs in this area. Whilst we know there is an Article 4 direction in force it desperately needs reviewing and this has been recognised by the LPA. Until such time that this has been carried out and bearing in mind that the overall concentration of HMOs in Hatfield Town Council's area needs to be reduced.	Major Objection	Granted
Hatfield Villages	6/2021/2286/HOUSE	14 Selwyn Drive Hatfield AL10 9NJ	Erection of a single storey front, rear and side extension with two storey part rear and side extensions	Creates a terracing effect. The huge extension makes another monster and No. 12 becomes a mid terrace property and is overdevelopment of the site. Adding 1 bed and 1 bath but loses a garage and drive down side of house so massively reducing parking spaces. There is no mention of creating or replacing parking made in the plans. There a particular parking problems in this area and this application does not address parking and loss of spaces at all.	Major Objection	Granted

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Hatfield Villages	6/2021/1578/HOUSE	3 Buttercup Close Hatfield AL10 9FH	Erection of a single storey rear extension following demolition of existing conservatory; garage conversion and first floor extension over existing garage including front dormer	Support the objection from neighbour. Creates a terrace of three houses which is not what was intended. The neighbour rightly objects to the garage conversion on 3 points ? Terracing of their house ? The intrusive nature of the extensions to light and amenity of their property ? The noise and intrusion from creating a party wall with their lounge. The neighbour draws our attention to details that we did not have before and so it is not surprising that we come to a stronger conclusion. The point regarding the neighbours window is particularly significant.	Major Objection	Granted
Hatfield Villages	6/2021/0658/HOUSE	9 Broad Acres Hatfield AL10 9LE	Retrospective application for outbuilding and gazebo structure in the rear garden.	There are no details for the outbuilding. Members note the water supply going in and waste water going out. What is the proposed use of the building? It is considered that these buildings are overwhelming on neighbours and significantly domineering in the rear garden. A gazebo is a temporary structure, yet this is not temporary. The ability for the chimney and barbeque to cause nuisance from smells is significant.	Major Objection	Granted
Hatfield East	6/2022/0714/HOUSE	23 Stag Green Avenue Hatfield Hertfordshire AL9 5EB	Erection of a two storey side extension, first floor rear extension, front porch/canopy infill extension with tiled pitched roof to front canopy.	This is a huge extension onto a terraced property. It will be out of keeping with the rest of the terrace and the block adjacent. This is large house already and the extension will be excessive	Major Objection	Refused
Hatfield South West	6/2021/3461/FULL	10 Thrush Avenue Hatfield AL10 8QU	Erection of a two storey side extension for use as an attached 2-bed dwelling, involving demolition of existing detached garage, alterations to fenestrations, erection of 2 x driveways and associated landscaping works	No access for number 10 to rear garden amenities. Application is an over development. The application limits daylight for the new dwelling and reduces daylight to existing property.	Major Objection	Refused
Hatfield South West	6/2021/2967/FULL	28 Maryland Hatfield AL10 8DZ	Erection of a single storey rear extension, alterations to fenestrations, internal alterations to allow for additional fifth bedroom to existing HMO and formation of hardstanding to front to provide on-site parking.	We support Cllr Thorpe's objection with respect to parking and high occupancy of the property. This area of Hatfield already has an exceptionally high density of HMOs, we would ask that the Article 4 directive is closely looked at in this case, as there will likely be a high number of unregistered HMOs in this area. Whilst we know there is an Article 4 direction in force it desperately needs reviewing and this has been recognised by the LPA. Until such time that this has been carried out and bearing in mind that the overall concentration of HMOs in Hatfield Town Council's area needs to be reduced.	Major Objection	Refused
Hatfield South West	6/2021/1486/FULL	10 Thrush Avenue Hatfield AL10 8QU	Erection of an attached 2 storey, 2 bed dwelling, demolition of detached garage and alterations to front elevation openings of existing property.	The existing semi maybe be used as mini HMO currently as downstairs bedroom and shower ? we have not been provided with the first floor plans to confirm that there are already 3 beds and one bath. Adding a two storey 2 bed dwelling to the site makes 6 bedrooms in the space allotted to one house in original plans. The new dwelling is in the space of the garage and parking for the original house. This application proposes to completely removed the front garden just to get sufficient parking. (1) We need to know whether it is already an HMO. (2) We object to the total removal of the front garden, garage and parking sufficient for one house. (3) We need to see the plans for the first floor of the current building to have a complete picture	Major Objection	Refused

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Hatfield Villages	6/2021/2600/HOUSE	28 Thistle Drive Hatfield AL10 9FQ	Conversion of roof space to habitable use to include a front and rear dormer, 1 x skylight, and the erection of a single storey front, side and rear extension	The ground floor extension is very large and over powers the existing building. The rear dormer is overwhelming. The front dormer is not so huge but really looks like a 3 storey town house rather than a 2 storey with loft conversion. Not in keeping, overdevelopment and creates an aesthetically confusing development.	Major Objection	Refused
Hatfield Villages	6/2021/2526/HOUSE	379 St Albans Road West Hatfield AL10 9RU	Erection of a single storey rear extension, a two storey rear, front and side extension, a roof extension and insertion of a rear box dormer.	Huge extension turns modest 3 bed semi into 6 bed 5 bath house. Previous application refused due to size and poor design, we do not think that anything has changed except that this has a smaller first floor extension to the front which is less bad.	Major Objection	Refused
Hatfield South	6/2021/1232/OUTLINE	Land to the rear of 33 Northdown Road Hatfield AL10 8SH	Outline permission for the erection of a 3-bed bungalow with all matters reserved	Hatfield Town Council would like to make a major objection to this application due to lack of vehicular access for existing residents, future residents and any large vehicles such as building material lorries, Fire Engines or Ambulance etc. Verge parking is already an issue at this location. This would be a total over development and disruptive to neighbouring properties. We would also like to note that Highways have objected along with others.	Major Objection	Refused
Hatfield South West	6/2021/2042/FULL	49 Briars Wood Hatfield AL10 8DH	Conversion of 3-bedroom house into a 6-bedroom HMO with 3 parking spaces and 1 bike store to hold 6 cycles and bin stores.	Members support Cllr Thorp's comments. The proposal has not changed since the refusal except that parking spaces have been purchased. This application therefore does not address the HMO Article 4 Direction, inadequate toilet and bathroom facilities (particularly for the bedrooms on the first floor and poor of amenity sited close to bedrooms. Members consider this an over intensive form of development. With the exception of parking, we do not consider that our comments nor the Planning Officer's previous reasons for refusal have been addressed.	Major Objection	Refused (but under appeal)
Hatfield Central	6/2022/0060/HOUSE	Location 91 Chelwood Avenue Hatfield AL10 0RF	Erection of a two storey side extension and a part single storey, part two storey rear extension	This goes from one bath 3 bed to 6 bed 4 bath. Enormous. Velux window appears in rear view of proposed property which is not shown in any diagrams. Is there some loft conversion as well? The extension is over development. The original building is totally lost and the character of the building from the side and rear no longer can be seen. Major objection. Is this being developed as HMO?	Major Objection	Withdrawn
Hatfield Villages	6/2021/1365/HOUSE	1 Ellenbrook Crescent Hatfield AL10 9RP	Erection of a two storey side and rear extension and a single storey front, garage and rear extension and loft dormer	Members consider the addition of bedrooms has created over development of the site. The variety of roof lines is incongruous with the character of the area this is exacerbated by the addition of velux and dormer windows provide different levels.	Major Objection	Withdrawn
Hatfield Central	6/2022/0289/FULL	22 The Common Hatfield AL10 0ND	Erection of a four storey building to provide 8 x 1-bed, residential units with associated landscaping and parking, involving demolition of existing two storey building	Parking is inadequate for 8 flats at least 4 spaces would seem to a minimum required. Concern of overlooking houses to rear of development is note on the design and access document. It is essential that this is followed. A 4 storey building would be overwhelming. Sad to see another town development with no family homes.	Object	Granted

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Hatfield Central	6/2021/2607/HOUSE	49 Lockley Crescent Hatfield AL10 0TL	Erection of single storey rear garden room	The Council's comments on 6/2021/1475/HOUSE do not appear on the website but we commented "Seems a strange plan ? en-suite shower room to a music room? The new Music Room cannot be accessed from within the house, only from external patio doors. There is a music room in the Lounge too." Does this application make a third music room? At what point does this become a commercial rather than residential application?	Object	Granted
Hatfield Central	6/2021/0776/HOUSE	52 Crawford Road Hatfield AL10 0PE	Erection of a two storey rear extension, flanking existing single level extension, relocation of existing entrance door to new front porch, a new internal layout and addition on windows	Front porch and window alterations are not in keeping with the other houses on the road. There is also the problem that this is a semi and if the other half is original this will look very odd.	Object	Granted
Hatfield East	6/2021/3243/HOUSE	3 Fawn Court Hatfield AL9 5DJ	Demolition of existing garage and erection of a single storey side extension and dormer	Hatfield Town Council's planning committee feel the garage replacement extension seems to be a separate dwelling. Conditions should be set to ensure that the resident of the annex is dependent on the main dwelling. Also an extra ground floor bedroom is being created which makes the house a 6 bed dwelling. Parking and amenity space become an issue if 10 residents live there.	Object	Granted
Hatfield East	6/2021/2332/FULL	Land Adjacent to 2 The Cottages Bullstag Green Hatfield AL9 5DE	Resubmission of previously approved scheme for the erection of a new 2 bedroom dwelling.	If you need a 31 page noise report to explain how the site can work as a dwelling then it is too noisy. It is an inappropriate location for a new house - more or less on the train line. Outdoor space will be virtually unusable and we would expect the fence at 2.2 metres high and only 2m from the building will make it claustrophobic. Although previously approved in 2018 we think the new priority of using outdoor space makes this a very unsuitable location for a dwelling. Alternative use of the land should be considered ? eg a small play area?	Object	Granted
Hatfield East	6/2021/1635/FULL	21 French Horn Lane Hatfield AL10 8AG	Change of use from HMO (6 x Rooms) to 2 x self-contained residential flats (1 x Studio, 1 x 2-bed) with erection of single storey rear extension.	Members object to the lack of parking on site, to state that it will be commuters using the flats is not acceptable reason for no parking. The proposed flats are too small to allow for working from home so the occupants will have to have means of getting to and from their place of work. It is known that car travel is predominant in Hatfield. There are already too many commuter flats in the area and more family homes are needed, this needs converting back to the family home it was. The upper flat has very poor access to the designated outdoor space. There is no fire escape or defended space for the residents of the upper flat. The front gardens along French Horn Lane are full of bins already and this plan would mean 6 bins required to be stored making the frontage unsightly.	Object	Granted
Hatfield South West	6/2022/0259/HOUSE	57 Maryland Hatfield AL10 8DS	Erection of two storey rear extension and alterations to front elevation	The extension is huge and turns the house into a six bed two bath house. This is overdevelopment of the site and has the obvious potential to be an HMO. Even the designated study is probably big enough for a single bed. It looks like this extended dwelling could be home to 10 people. 2 toilets is insufficient and parking has not been considered.	Object	Granted

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Hatfield South West	6/2021/3548/HOUSE	46 Bishops Rise, Hatfield AL10 9HH	Erection of part single, part two storey rear extension and front porch	Adding 2 beds and 2 baths. Becomes 5 bed dwelling. Suggests HMO being developed. This is a family home which is being lost. Check whether the percentage of HMO in the area has been exceeded.	Object	Granted
Hatfield South West	6/2021/3396/HOUSE	75 Woods Avenue Hatfield AL10 8QF	Erection of single storey front and rear extensions.	Hatfield Town Council object to this application due to the dwelling being mid terrace, the size of the extensions will be overwhelming. If neither neighbours have any extensions then this plan nearly doubles the footprint of this property and will be out of keeping with the rest of the dwellings near by. A more modest extension would seem more appropriate. We object to this development due to its size being out of keeping with the neighbours	Object	Granted
Hatfield South West	6/2021/2346/HOUSE	31 Briars Wood Hatfield AL10 8DA	Retention of a single storey rear extension	On design grounds the shower off the lounge looks very odd. On Planning grounds the extension is not out of keeping in size. Members are concerned about build quality and structural integrity. The image included with the application is not reassuring ? showing a mix of materials and looks a casual construction.	Object	Granted
Hatfield South West	6/2021/2184/HOUSE	51 Woods Avenue Hatfield AL10 8QF	Erection of a two storey side extension	Members are concerned at the effect of the development on existing trees. Particularly they do not wish to see any trees damaged or removed from the site. Members are concerned about parking or lack thereof.	Object	Granted
Hatfield South West	6/2021/1435/HOUSE	44 Heron Way Hatfield AL10 8QX	Erection of a single storey rear and side extension and canopy roof	This is still overdevelopment in a very cramped site due to the larger extension on the ground floor. We object but recognise that the applicant has followed the guidance in the previous refusal.	Object	Granted
Hatfield Villages	6/2022/0490/HOUSE	37 Walker Grove Hatfield AL10 9PL	Erection of front porch and single storey rear extension	This is a large extension, taking 60% of existing garden - this is an over development within a small site, not in keeping with neighbouring properties. An addition of a porch must not take the building out beyond any building line but from the plan this does not seem applicable.	Object	Granted
Hatfield Villages	6/2021/2489/HOUSE	1 Ellenbrook Crescent Hatfield AL10 9RP	Erection of a two storey side/rear extension and a single storey front extension	It is the rear extension that we consider out of keeping and oversized for the area. The garden is large enough to take the extension but we have to object due to the proposed size of the rear extension which is very large.	Object	Granted
Hatfield Villages	6/2021/1419/FULL	53A Great North Road Welwyn Garden City AL8 7TL	Demolition of detached commercial unit (Use Class B8) and erection of detached, 3 storey mixed use building	Very little appears to have changed since we considered the last plans for this site. There is still no parking and no outdoor space for residents in the flats.	Object	Granted
Hatfield South West	6/2021/3433/HOUSE	95 High Dells Hatfield AL10 9HT	Erection of a part single part two storey side extension and fenestration alterations.	The application is too large, not in keeping with neighbouring properties ? out of keeping with semi-detached design. Out of keeping with twin neighbour number 97. The roof line is badly designed and does not flow. External wall of first floor does not match wall of second floor.	Object (change from major objection)	Granted
Hatfield Villages	6/2022/0329/HOUSE	17 Great Braitch Lane, Hatfield	Loft conversion to include the erection of a rear facing dormer, insertion of 1 x front facing roof light and 1 x side facing window to existing gable end	By virtue of size, scale, design and layout, this application would fail to represent a subservient addition to that of the existing dwelling.	Object (change from major objection)	Granted

Ward	Ref	Address	Summary	Comments Submitted	HTC Response	Determination
Hatfield East	6/2022/0014/FULL	3 Onslow Close Hatfield AL10 8BU	Erection of a side extension to existing garage and increase height of the garage from 2.4m to 3m high.	It is unclear as to why the increase in height has been requested. The installation of EV points is to be encouraged but not if communal parking bays are being encroached upon. The enlarged garage would have a negative impact on the neighbours as houses there are very closely packed together. For these reasons we object to this plan.	Object	Refused
Hatfield East	6/2021/3054/HOUSE	19 Brain Close Hatfield AL10 8BT	Erection of a part two storey, part single storey rear extension, and a front porch extension	The extension almost doubles the footprint of the house and uses up half the garden. Impact on neighbour may be significant for westerly light. Certainly the houses are small and close together on the part of the estate and a part 2 storey extension will have a huge impact. We cannot picture the building at the bottom of the garden so this may be a problem too.	Object	Refused
Hatfield East	6/2021/2078/HOUSE	3 Fawn Court Hatfield AL9 5DJ	Erection of a two storey side extension following demolition of existing garage	Objection already raised by others and we can see why. Huge extension above a relocated garage. It is already a large house and the extension looks inappropriate from the size, colour and location	Object	Refused
Hatfield South West	6/2022/0634/HOUSE	68 Travellers Lane Hatfield AL10 8SF	Erection of two storey side extension and part single storey side extension	This proposed extension shows only a minor variation for the application that was refused. From the front of the dwelling there is no difference and so all the reasons for refusal still apply. Therefore Hatfield Town Council object to the proposal as a "consequence of its filling the full width of the plot at ground and first floor levels, it would result in a dwelling which would appear cramped within its plot.	Object	Refused
Hatfield South West	6/2021/1250/HOUSE	2 Hillcrest Hatfield AL10 8HW	Erection of two storey side and single storey rear extensions and rear garage	There are a range of issues with this: 1. Large extension to side and rear makes a 5/6 bed property which is overdevelopment 2. The removal of all ground floor internal walls makes a huge single space with no room definition and we have no idea whether this is even possible. 3. The the garage access in the adjacent road seems to be an issue with neighbouring properties. A known blind spot creates a highway matter that needs addressing.	Object	Refused
Hatfield Villages	6/2022/0582/HOUSE	6 Stanborough Cottages Great North Road Welwyn Garden City AL8 7TE	Erection of front boundary wall and sliding access gate	There seems to be no difference in this plan to the one one that was refused on grounds "The proposal would represent inappropriate development in the Green Belt and result in material loss of Green Belt openness". On this grounds - Hatfield Town Council object.	Object	Refused
Hatfield Villages	6/2021/3353/HOUSE	49 Mulberry Mead Hatfield AL10 9EH	Erection of a single storey front and side extension following conversion of garage into a habitable space.	The garage conversion and extensions reduce parking space, while the extensions provide more accommodation, therefore requiring more parking. The area already has restricted on street parking due to the design of the roads. We object due to inadequate parking.	Object	Refused
Hatfield Villages	6/2021/3155/HOUSE	17 Great Braitch Lane Hatfield AL10 9FD	Conversion of loft to habitable use including 1 x rear dormer with Juliette balcony and insertion of 1 x side facing window to existing gable end.	This is a huge dormer extension. Clearly this house has had numerous previous extensions. Is there a limit? Seems to make this house massive, out of keeping with the original plans. All the extensions when added together dominate the original building from 2002.	Object	Refused

Agenda Item 6 - Appendix A

Ward	Ref	Address	Summary	Comments Submitted	HTC Response	Determination
Hatfield Villages	6/2021/1107/HOUSE	379 St Albans Road West Hatfield AL10 9RU	Erection of a single storey rear extension, a two storey rear, front and side extension, a roof extension and insertion of a dormer window	Members consider the roof to be too dominant due to its extension. The development creates overlooking of adjoining properties, adversely affecting neighbours. The proposed development is out of keeping with neighbouring properties.	Object	Refused
Hatfield South	6/2022/0282/FULL	206 Bishops Rise Hatfield AL10 9QU	Erection of a single storey rear extension and erection of a two storey, semi-detached dwelling.	There are issues with the existing property and covenants. The new property will be right on a corner so access and egress may be dangerous. Parking provision seems confusing and is unlikely to meet the required amount.	Object	Refused