

Property Potential with Planda's Reports



Councils Partnered

We have partnered with 350+ councils

1 billion+

Data points analysed

Planda's AI Brain has collected and analysed over 1 billion datapoints on submitted planning applications and appeals.

99%

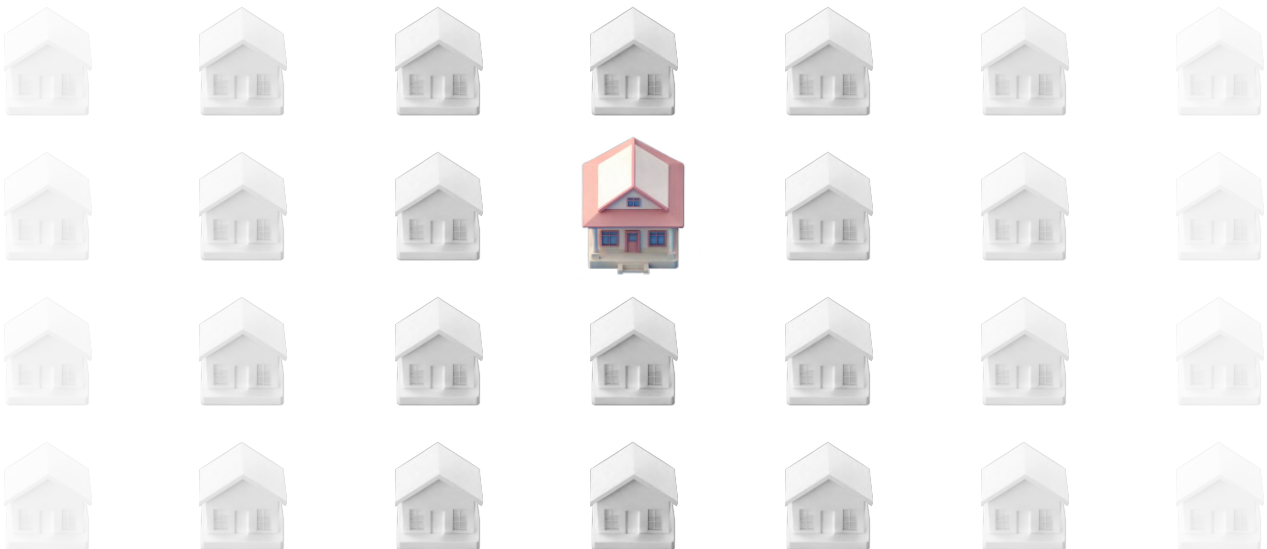
Accuracy

Planda can predict, with a 99% accuracy, the outcome of a planning application and guide you in your application process.

17 mil+

Applications

Planda's AI models contain data points on all planning applications in the UK in recent years, including their outcome and council advice.



Location Insights

Planda analyses all nearby planning applications to offer a comprehensive overview of the development potential and upcoming developments.

Renovation Scenarios

Planda can predict the likelihood of your planning application getting accepted, using billions of data points to provide you with a comprehensive report.

Tailored Recommendations

From analysing every decision notice issued for refused applications in your area, this report will tell you what to avoid to maximise your chances for success.

Comply with Regulations

Stay compliant with Planda's planning overview, helping buyers and renters make smarter decisions with relevant material information.

What can I build at my new home?

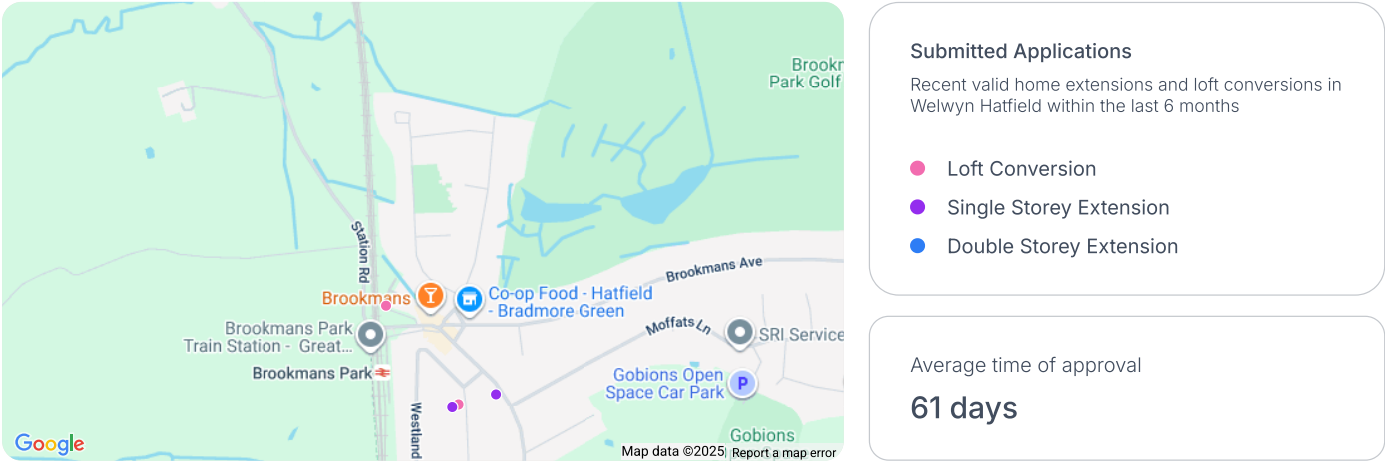
28, Peplins Way, Hatfield, AL9 7UU

Planning can be complex, with permitted development rights and varying rules across local authorities. Using detailed data from your council, we analyse past planning applications to provide an accurate assessment of your chances for extensions or improvements. This report will help you understand your home's potential with clarity and confidence.

A snapshot of your chances of approval:



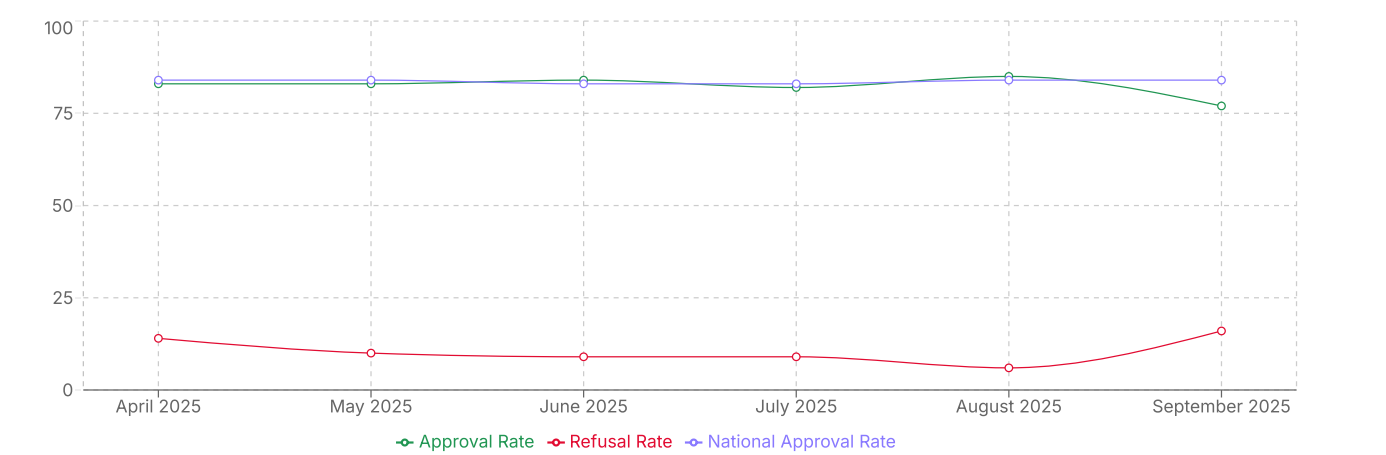
Snapshot of your area:



While every effort has been made to ensure the accuracy of the data presented, variations may occur due to factors beyond our control.

Overview of your council:

This data has been analysed by Planda's AI brain. Historic applications and local restrictions directly influence the likelihood of future planning outcomes.



*Planda's approval rating is an AI-driven estimate based on trends from planning applications, decision notices, council policies, and local data from the past 8 years. It assumes a comprehensive application is provided. For guidance, consult a professional to enhance approval chances. Actual outcomes may vary depending on council decisions and application details.

Local Planning Insights for Loft Conversions

Predicted Chances for Approval

Our analysis indicates that you have a **80% chance** of obtaining planning permission for a loft conversion.



⚠ Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

26

The number of loft conversions

that have been approved in the last 6 months in Welwyn Hatfield council

2

The number of loft conversions

that have been approved within a 500m radius to you in the last 6 months

**59
days**

An estimated timeline

for decisions to be made, based on historical data and current trends

Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



Loft Conversion

Approved

32 Peplins Way Brookmans Park Hatfield 7UU AL9

● 21 meters away

[ref 6/2015/2048/HOUSE](#)

04.02.2016



Loft Conversion

Approved

35 Peplins Way Brookmans Park Hatfield 7UR AL9

● 42 meters away

[ref 6/2018/1653/LAWP](#)

20.08.2018



Loft Conversion

Approved

11 Peplins Close Brookmans Park 7UX AL9

● 81 meters away

[ref 6/2021/2180/LAWP](#)

16.09.2021

Local Planning Insights for Single Storey Extension

Predicted Chances for Approval

Our analysis indicates that you have a **88% chance** of obtaining planning permission for a single storey extension.



- ⚠ Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

145

The number of single storey extensions that have been approved in the last 6 months in Welwyn Hatfield council

2

The number of single storey extensions that have been approved within a 500m radius to you in the last 6 months

57 days

An estimated timeline for decisions to be made, based on historical data and current trends

✦ Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by Welwyn Hatfield. Here are our recommendations based on common refusal points to consider when preparing your application.

- Ensure that your single-storey extension does not exceed the permitted depth limit of 4 meters beyond the rear wall of the original dwellinghouse.
- Clearly state in your application that the materials for the exterior work will match the appearance of those used in the existing dwellinghouse.
- Double-check compliance with all limitations set out in Schedule 2, Part 1, Class A regarding the proposed extension dimensions before submission.

Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



Single Storey Extension

Approved

26 Peplins Way Hatfield 7UU AL9

● 10 meters away

[ref 6/2021/0339/HOUSE](#)

13.04.2021



Single Storey Extension

Approved

1 Peplins Close Brookmans Park Hatfield 7UX AL9

● 35 meters away

[ref 6/2019/2341/HOUSE](#)

18.11.2019



Single Storey Extension

Approved

33 Peplins Way Brookmans Park Hertfordshire 7UR AL9

● 41 meters away

[ref 6/2023/1189/HOUSE](#)

02.08.2023

Local Planning Insights for Double Storey Extension

Predicted Chances for Approval

Our analysis indicates that you have a **62% chance** of obtaining planning permission for a double storey extension.



- ! Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

29

The number of double storey extensions that have been approved in the last 6 months in Welwyn Hatfield council

0

The number of double storey extensions that have been approved within a 500m radius to you in the last 6 months

65
days

An estimated timeline for decisions to be made, based on historical data and current trends

Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by Welwyn Hatfield. Here are our recommendations based on common refusal points to consider when preparing your application.

- Design the extension to be sympathetic and aligned with the architectural style of the original dwelling to maintain aesthetic cohesion and neighborhood character.
- Conduct a thorough review of local planning policies and guidelines (such as Policies D1, D2, and EM1) to ensure compliance when designing the extension.
- Maintain adequate amenity space post-extension to ensure living conditions for current and future occupants are not compromised.

Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



Double Storey Extension

39 Peplins Way Brookmans Park 7UR AL9

● 53 meters away

[ref 6/2022/2613/HOUSE](#)

Approved

19.01.2023



Double Storey Extension

51 Peplins Way Hatfield 7UR AL9

● 102 meters away

[ref 6/2020/2574/HOUSE](#)

Approved

27.11.2020



Double Storey Extension

8 Peplins Way Brookmans Park 7UU AL9

● 102 meters away

[ref 6/2022/1492/HOUSE](#)

Approved

23.08.2022

Previous Applications Overview

28 Peplins Way, Hatfield, AL9 7UU

Please Note:

Knowing the planning history of a property and local area is crucial for all parties involved in a property transaction. The data presented in this section covers planning applications and other related permissions from the past 8 years. While this information can be invaluable in understanding the property's history and context, it's important to note that it may not capture developments prior to the past decade. Use this overview to help inform your discussions on the property's potential, opportunities, and constraints.

Past Planning Applications at 28 Peplins Way

Estate agents must disclose whether any planning permission has been granted, refused, or is pending for developments or changes on the property itself. Planda provides up to 5 planning applications from the past 8 years to help you understand any ongoing or historical developments directly on the property.



No planning applications in the last 8 years

"There have been no planning applications matching the criteria in the last 8 years.

Other Applications at 28 Peplins Way

Planda covers other types of applications, such as Tree Preservation Orders (TPOs), Release of Conditions, or change of use applications from the past 8 years, providing a comprehensive view of the property's planning history.



No planning applications in the last 8 years

"There have been no planning applications matching the criteria in the last 8 years.

Developments in the Local Area

Council Development Activity

Council development rate compared to the national average

High



35 New Applications submitted

within 500m in the last year.

217 Planning Applications approved

within 500m in the last 8 years.

Immediate Neighbours

Nearby planning permissions can shape the future of an area. Planda shows validated, approved, or refused permissions ranked by relevance. Explore up to 7 applications from the past 8 years to understand how local changes might impact your property.

Single Storey Rear Extension

Erection of a single storey rear extension

26 Peplins Way Hatfield 7UU AL9

● 10 meters away

[ref 6/2021/0339/HOUSE](#)

Approved

13.04.2021

Single Storey Rear Extension

Erection of a single storey rear extension

1 Peplins Close Brookmans Park Hatfield 7UX AL9

● 35 meters away

[ref 6/2019/2341/HOUSE](#)

Approved

18.11.2019

Loft Conversion & Two Storey Side Extension

Erection of a two storey side extension, increase in roof height and installation of rear dormer to facilitate conversion o...

20 Peplins Way Brookmans Park Hatfield 7UU AL9

● 40 meters away

[ref 6/2021/3441/HOUSE](#)

Refused

02.02.2022

Single Storey Rear Extension

Erection of a single storey rear extension

33 Peplins Way Brookmans Park Hertfordshire 7UR AL9

● 41 meters away

[ref 6/2023/1189/HOUSE](#)

Approved

02.08.2023

Loft Conversion (Dormer & Hip to Gable)

Certificate of lawfulness for installation of dormer and hip to gable to facilitate loft conversion

35 Peplins Way Brookmans Park Hatfield 7UR AL9

● 42 meters away

[ref 6/2018/1653/LAWP](#)

Approved

20.08.2018

Single Storey Rear Extension

Erection of single storey rear extension following demolition of existing conservatory

3 Peplins Close Brookmans Park Hatfield 7UX AL9

● 44 meters away

[ref 6/2018/1626/HOUSE](#)

Approved

23.08.2018

House (Extensions/Conversions)

Erection of first floor side extension and single storey rear extension. installation of a rear dormer and 4 x roof lights to...

37 Peplins Way Brookmans Park Hatfield 7UR AL9

● 48 meters away

[ref 6/2019/2163/HOUSE](#)

Refused

07.11.2019

Wider Area Overview

Nearby Developments

Nearby planning applications could impact property value or living conditions. Look into the future by knowing what applications are under review or have recently been approved in your area. Planda lists up to 9 relevant applications from the past 8 years, including residential and mixed-use projects.

4 Flats & 1 Town House (New Development) Erection of detached 3 x two-bedroom flats and 1 x detached two bedroom town house following the demolition of exi... Land At Green Close Brookmans Park 7ST AL9	● 227 meters away	ref 6/2022/2387/FULL	27.02.2023	Approved
3 Flats (New Construction) Erection of three 2-bedroom flats following the demolition of the existing garages Land At Green Close Brookmans Park Hatfield 7ST AL9	● 227 meters away	ref 6/2020/1801/FULL	27.01.2021	Approved
2 One-Bedroom Flats (Conversion) Subdivision of existing residential unit into 2 x 1 bedroom flats with shared access from existing ground floor entrance 55 56 Bradmore Green Brookmans Park Hatfield 7QS AL9	● 278 meters away	ref 6/2019/1432/FULL	13.09.2019	Approved
3 Flats (Extension/Alteration) Erection of a two-storey front and part single, part two storey rear extension , alteration to existing roof (including pro... 9 A Brookmans Avenue Brookmans Park Hatfield 7QH AL9	● 280 meters away	ref 6/2017/0157/FULL	25.05.2017	Approved
1 House (New) Erection of 1x dwelling following demolition of the existing dwelling and installation of front boundary treatment 4 Brookmans Avenue Brookmans Park 7QJ AL9	● 294 meters away	ref 6/2023/0622/FULL	30.08.2023	Approved
5 Flats to 1 House (Conversion/Alteration) Conversion of 5 x flats into 1 x dwelling and associated external works to driveway 11 Brookmans Avenue Hatfield 7QH AL9	● 296 meters away	ref 6/2021/3314/FULL	09.02.2022	Approved
1 House (New) Erection of 1 x dwelling following demolition of existing dwelling and erection of front boundary treatment 6 Brookmans Avenue Brookmans Park Hatfield 7QJ AL9	● 313 meters away	ref 6/2019/2285/FULL	15.11.2019	Approved
9 Dwellings (New Build) Erection of a two storey block of 9no. dwellings with associated car parking, bicycle store, refuse facilities and landsc... 75 Oaklands Avenue Brookmans Park Hatfield A L 9 7 Uh And 68...	● 318 meters away	ref 6/2020/0456/FULL	21.08.2020	Approved
Detached Dwelling (Replacement) Erection of a detached dwelling following demolition of existing dwelling 17 Brookmans Avenue Brookmans Park 7QH AL9	● 339 meters away	ref 6/2022/2821/FULL	09.02.2023	Approved

Wider Area Overview

Major Projects

Major project applications like large residential developments or infrastructure within a certain distance may affect property desirability. Planda provides up to 8 major applications from the past 8 years, ranked by relevance, to keep you updated on future potential changes in the area.

14 Dwellings (Outline Permission)

Outline permission for the erection of 14 dwellings, with all matters reserved except for access

Brookmans Park Golf Club Golf Club Road Brookmans Park Hertf... ● 1177 meters away

Approved

[ref 6/2023/1221/OUTLINE](#)

17.03.2025