



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2009/2749/FP

ERECTION OF TWO STOREY RESIDENTIAL EXTENSION, FIRST FLOOR GRANNY ANNEXE & B1 (OFFICE) REPLACEMENT, FOLLOWING DEMOLITION OF EXISTING GROUND FLOOR OFFICES

at: WOODLANDS SCHOOL ROAD LITTLE HEATH POTTERS BAR

Agent Name And Address

MR D FORDHAM
MCDONALDS ARCHITECTS
UNITED HOUSE
NORTH ROAD
LONDON
N7 9DP

Applicant Name And Address

MR & MRS KNIGHT
WOODLANDS
SCHOOL ROAD
LITTLE HEATH
POTTERS BAR
EN6 1JW

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **REFUSE** the development proposed by you in your application received with sufficient particulars on 14/01/2010 and shown on the plan(s) accompanying such application.

The reason(s) for the Council's decision to refuse permission for the development is/are:-

1. The cumulative effect of the proposed development would, when considered in relation to previous extensions to the dwellinghouse, result in disproportionate additions over and above the size of the original dwelling due to the increase in the resultant floor area, size, bulk and mass. This would significantly reduce the openness of this part of the Green Belt to the harm of the rural character of the area contrary to the requirements of Policy RA3 of the Welwyn Hatfield District Plan 2005 and Planning Policy Guidance Note 2 (Green Belt). There are no very special circumstances which have been advanced to justify a departure from the Green Belt Policies of restraint.

REFUSED PLAN NUMBERS: 1059-001 Rev A & 1059-002 Rev A - received and dated 14 January 2010.

Date: **10/03/2010**

Tracy Harvey

Continuation...

Head of Development Control