



Town and Country Planning Act 1990  
**PLANNING DECISION NOTICE – REFUSAL**

**S6/2010/2735/FP**

**Erection of single storey extension**

**at: Stocks 4 Lysley Place Brookmans Park HATFIELD**

**Agent Name And Address**

Mr Kevin O'Callaghan  
374A St Albans Road  
Watford  
WD24 6PJ

**Applicant Name And Address**

Mr Marcus Cumberland  
Stocks  
4 Lysley Place  
Brookmans Park  
HATFIELD  
AL9 6NZ

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 10/11/2010 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 proposal by virtue of its size, bulk and mass, when considered cumulatively with existing extensions, would result in disproportionate additions over and above the size of the original dwelling and therefore represents inappropriate development within the Green Belt. The applicant has failed to demonstrate to the satisfaction of the Local Planning Authority any very special circumstances exist to outweigh the harm caused by reason of its inappropriateness. The proposal is therefore contrary to PPG2 and Policy RA3 of the Welwyn Hatfield District Plan 2005.

REFUSED PLAN NUMBERS: Site Location Plan 1:1250 & PL-2000 received and dated 10 November 2010.

Date: **22/12/2010**

Tracy Harvey  
Head of Development Control