



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2011/991/FP

Erection of first floor side extension

at: 12 East View Essendon HATFIELD

Agent Name And Address

Mr N Ambrose
63 Ellenborough Close
Thorley Park
BISHOPS STORTFORD
CM23 4HT

Applicant Name And Address

Mr & Mrs D Wheatcroft
12 East View
Essendon
HATFIELD
AL9 6HJ

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 08/06/2011 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 site lies within the Metropolitan Green Belt where there is a presumption against inappropriate development. The proposed extension would result in a disproportionate increase that is not subordinate to the scale of the original dwelling. The proposed extensions would have an adverse affect on the open characteristics of the Green Belt as a result of increasing its developed appearance and adding considerably to the bulk of the building. As such, the proposals represent inappropriate development and as no very special circumstances have been advanced of sufficient weight to set aside Green Belt policies of restraint, is contrary to the advice contained in Planning Policy Guidance Note 2 and would conflict with Policies RA3 of the Welwyn Hatfield District Plan 2005.

REFUSED PLAN NUMBER(S): 12EV1-1 Rev.B Sheet 4 of 4 & 12EV1-1 Rev.B Sheet 1 of 3 & 12EV1-1 Rev.B Sheet 2 of 3 & 12EV1-1 Rev.B Sheet 3 of 3 & 12EV1-2 & 12EV1-3 received and dated 8 June 2011

Date: **02/08/2011**

Tracy Harvey

Continuation...

Head of Development Control