



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

**S6/2011/2817/FP**

**Erection of two storey side extension, alterations to windows and doors on rear elevation and insertion of rooflight windows**

**at: 1 The Cottages Shepherds Way Brookmans Park HATFIELD**

**Agent Name And Address**

Mrs K Ellis  
The Lodge Studio  
Cophorne Road  
CROXLEY GREEN  
WD3 4AQ

**Applicant Name And Address**

Mr J Bonn  
1 The Cottages  
Shepherds Way  
HATFIELD  
AL9 6NJ

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 05/01/2012 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 proposed extensions would result in a disproportionate increase in the size of the original dwelling that would fail to appear as a limited extension to the dwelling. Furthermore, the proposed development as a result of its prominence, bulk and design would significantly diminish the openness of this part of the Green Belt to the detriment of the character of the area. The proposal is therefore inappropriate development within the Green Belt where the applicant has failed to prove to the satisfaction of the Local Planning Authority, that the harm, by reason of its inappropriateness is outweighed by other considerations contrary to the requirements of Policy RA3 of the Welwyn Hatfield District Plan 2005 and Planning Policy Guidance Note 2: Green Belts.

REFUSED PLAN NUMBER(S): 5896-01 received and dated 05 January 2012 & 5896-02 Rev A received and dated 18 January 2012

Date: **29/02/2012**

Tracy Harvey

**Continuation...**

Head of Planning