



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2013/1343/FP

**Demolition of existing garage and erection of two storey side, single storey front extension and orangery/conservatory
at: 12 Ramsey Close Brookmans Park Hatfield**

Agent Name And Address

Mr G Marshall
Gordon Marshall Building Surveying
46 Cotton Road
Potters Bar
EN6 5JG

Applicant Name And Address

Mr R Trim
15 Bennett Close
WELWYN GARDEN CITY
AL7 4JA

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 10/07/2013 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 represents a disproportionate addition to the original dwelling house and is therefore inappropriate development within the Green Belt. In addition, the scale of the proposal would have a detrimental impact on the openness, character and visual amenities of the Green Belt and surrounding area. The Local Planning Authority do not consider that very special circumstances exist which outweigh the harm, by reason of inappropriateness and other identified harm in the form of impacts on openness, character of the area and visual amenity. The proposal is therefore contrary to the National Planning Policy Framework, Policies D1, D2 and RA3 of the Welwyn Hatfield District Plan 2005, and the Supplementary Design Guidance, Statement of Council Policy, 2005.

NOTE:-

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be inspected at these offices).

REFUSED PLAN NUMBER(S): 01 & 02 & 201 & 202 & 203 & 204 & 205 & 206
received and dated 10 July 2013

Date: **18/09/2013**

Continuation...

A handwritten signature in black ink, appearing to read 'TH' followed by a long horizontal stroke.

Tracy Harvey
Head of Planning