



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

**S6/2013/1732/FP**

**Erection of single storey rear extension following demolition of existing conservatory and store room**

**at: 2 Hornbeam Lane Brookmans Park Hatfield**

**Agent Name And Address**

Mr C Anatolitis  
Anatolitis Associates  
28 Meadowcroft  
Manor Road  
Potters Bar  
EN6 1DQ

**Applicant Name And Address**

Mr & Mrs White  
2 Hornbeam Lane  
Brookmans Park  
Hatfield  
AL9 6JF

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 21/08/2013 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:-

The site lies within the Metropolitan Green Belt where there is a presumption against inappropriate development. The proposed extensions would result in a disproportionate increase in the size of the original dwelling and would have an adverse visual impact on the openness of the Green Belt and also the character, appearance and pattern of development in the surrounding area. Furthermore, the proposed extension would represent a bulky addition to the host dwelling that does not respect and relate well to the host dwelling. 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, the proposals are contrary to the advice contained in the National Planning Policy Framework and would conflict with Policy RA3 of the Welwyn Hatfield District Plan 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 viewed on the Council's website or inspected at

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these offices).

REFUSED PLAN NUMBER(S): BC303-1 & BC303-2 received and dated 21 August 2013.

Date: **16/10/2013**

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

Tracy Harvey  
Head of Planning