



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

N6/2013/1821/FP

Erection of two storey rear extension

at: 77 Eddington Crescent Welwyn Garden City

Agent Name And Address

Mr S Cook
Home Extension Designs
60 Bridge Road East
Welwyn Garden City
AL7 1JU

Applicant Name And Address

Mr & Mrs G Brown
77 Eddington Crescent
Welwyn Garden City
AL7 4SX

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 22/08/2013 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:-

1. The proposal, by virtue of its mass, bulk, scale and design, would fail to be subordinate to the original dwelling house and would result in a dominant form of development which would not represent high quality design and would fail to be compatible with the maintenance and enhancement of the character and appearance of the area. The proposal is therefore contrary to policies GBSP2, D1 and D2 of the District Plan, the Supplementary Design Guidance, 2005, and the National Planning Policy Framework

REFUSED PLAN NUMBERS: 3108-OS1 & 3108-OS2 & 3108-P01 received and dated 22 August 2013.

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).

Date: **17/10/2013**

Continuation...

Tracy Harvey
Head of Planning