



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

**S6/2013/1469/FP**

**Erection of single storey side and rear extension and two storey rear and side extensions**

**at: Oak Cottage Care Ltd Wilkins Green Lane Hatfield**

**Agent Name And Address**

Mrs P Batchelor  
34 Claudian Place  
St Albans  
AL3 4JF

**Applicant Name And Address**

Mr F Theanne  
Oak Cottage Care Ltd  
4 Wilkins Green Lane  
Hatfield  
AL10 9RT

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 01/08/2013 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 proposed development by reason of its scale, height, depth, bulk and design would be out of character with the surrounding area as it would appear overly prominent and out of place when viewed from adjoining properties. Furthermore the size of the extensions would result in an overdevelopment of the site which would conflict with the wider pattern of development which comprises smaller scale residential properties in Wilkins Green Lane. The proposal therefore would fail to meet the design requirements of Policies D1, D2 and CLT17 of the Welwyn Hatfield District Plan 2005.
2. The proposed development by reason of the proximity to the flank boundaries of the plot and new window positions would result in direct and perceived overlooking of the neighbouring properties and adjacent private garden spaces, which would result in a loss of privacy and residential amenity to the adjoining occupiers. The proposal therefore fails to comply with Policies D1 and CLT17 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

**Continuation...**

plan (see Officer's report which can be inspected at these offices).

REFUSED PLAN NUMBER(S): 1:1250 Site Location Plan received and dated 1 August 2013 & OC 102-10 received and dated 29 September 2013 & EL/2012/07 Rev E & EL/2012/08 Rev E & /2012/10 Rev E & EL/2012/05 Rev E received and dated 25 September 2013

Date: **05/12/2013**

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

Tracy Harvey  
Head of Planning