



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2013/2225/FP

Extensions and alterations to existing dwelling to include front and rear two storey extensions, and first floor balcony

at: The Warren 8 Carbone Hill Northaw Potters Bar

Applicant Name And Address

Mr I Cooper
The Warren
8 Carbone Hill
Northaw
Potters Bar
EN6 4PL

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 31/10/2013 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 dwellinghouse and is therefore inappropriate development within the Green Belt. In addition, the scale of the proposal would have a detrimental impact on the openness 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 the harm to the openness of the Green Belt. 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.
2. The Local Planning Authority considers that the applicant has failed to demonstrate the development complies with the requirements of The Conservation of Habitats and Species (Amendment) Regulations 2012 as no appropriate bat survey has been submitted with the application to confirm whether bats are present in the existing roof of the application property. This is contrary to the requirements of the National Planning Policy Framework, Policy SD1 and R11 of the Welwyn Hatfield District Plan 2005, The Conservation of Habitats and Species (Amendment) Regulations 2012 and The Wildlife and Countryside Act 1981.

Continuation...

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): 1:2500 Site Location Plan & Proposed Floor Plan Layout & Proposed Elevations Layout & Existing/Proposed Roof Plan received and dated 31 October 2013

Date: **20/12/2013**

A handwritten signature in black ink, appearing to read 'TH', with a long horizontal stroke extending to the right.

Tracy Harvey
Head of Planning