



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

**S6/2013/2730/FP**

**Erection of replacement garage**

**at: Woodfield Woodfield Lane Brookmans Park Hatfield**

**Agent Name And Address**

Mr R J Lewis  
Lewis Pattern Chartered Architects  
16 Watermark Way  
Hertford  
Foxholes Business Park  
SG13 7TZ

**Applicant Name And Address**

Mr D Howgego  
Woodfield  
Woodfield Lane  
Brookmans Park  
Hatfield  
AL9 6JJ

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 15/01/2014 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 reason of the scale, mass and proximity of the replacement garage, will be overbearing upon the private amenity space of the neighbouring properties in terms of outlook and overshadowing. The proposal is therefore contrary to Policy D1 of the Welwyn Hatfield District Plan 2005 and the Council's Supplementary Design Guidance (Statement of Council Policy, 2005)

REFUSED DRAWING NUMBERS: 1495/A1/001 and 1495/A1/002 received and dated 15 January 2014.

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: **06/03/2014**

**Continuation...**

Tracy Harvey  
Head of Planning