



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

**S6/2014/1091/FP**

**Erection of rear extension**

**at: Oak Cottage Residential Home 4 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  
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 12/06/2014 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 proposed development, by reason of its design, size, height and location would fail to remain subordinate in size and scale to the original building and 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. Subsequently the proposed development would not be compatible with the maintenance and enhancement of the application building and the character of the area, contrary to the National Planning Policy framework, Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance, Statement of Council Policy 2005.
2. The proposed development by reason of the number of additional windows and their siting 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

## Continuation...

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): 1:1250 Site Location Plan & EL/2012/01 Rev A & EL/2012/02 Rev A & EL/2012/03 Rev A & EL/2012/04 Rev B & EL/2012/05 Rev G & EL/2012/07 Rev G & EL/2012/08 Rev G & EL/2012/09 Rev A & EL/2012/10 Rev G & OC 1012-1 & OC 102-10 REV B & OC 101-10 received and dated 12 June 2014

### INFORMATIVE

Notwithstanding the outcome of this planning application, the Applicant is advised that in principle the extension of the care home is acceptable subject to overcoming the reason for refusal of this planning application, namely the quality of design and impact on the amenity of neighbouring occupiers. For a detailed explanation, please see the Officer's delegated report which can be viewed on the Council's website or inspected at these offices.

Date: **07/08/2014**

A handwritten signature in black ink, appearing to read 'Colin Haigh', is enclosed within a thin black rectangular border.

Colin Haigh  
Head of Planning