



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

**S6/2014/1353/FP**

**Erection of detached garage**

**at: The Lodge 2 Northaw Place Coopers Lane Northaw Potters Bar**

**Agent Name And Address**

Mr C Anatolitis  
Anatolitis Associates  
Meadowcroft  
28 Manor Road  
Potters Bar  
EN6 1DQ

**Applicant Name And Address**

Mr & Mrs Argyrou  
The Lodge  
2 Northaw Place  
Northaw  
Coopers Lane  
Potters Bar  
EN6 4NQ

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 26/06/2014 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 proposal represents a disproportionate increase in built development within the site compared with the original dwelling and is therefore inappropriate development within the Green Belt. In addition, the proposal would have a detrimental impact on the openness and character of the Green Belt. The Local Planning Authority do not consider that very special circumstances exist which outweigh the harm, by reason of inappropriateness and other identified harm in the form of impacts on openness and character of the Green Belt. The proposal is therefore contrary to the National Planning Policy Framework and policy RA3 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 plan (see Officer's report which can be inspected at these offices).

REFUSED PLAN NUMBER(S): PL 399-2 Rev. A

Date: **20/08/2014**

Colin Haigh

**Continuation...**

Head of Planning