



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

**S6/2015/229/FP**

**Erection of single storey side extension**

**at: 12 East View Essendon Hatfield**

**Applicant Name And Address**

Mr & Mrs Wheatcroft  
12 East View  
Essendon  
Hatfield  
AL9 6HJ

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 05/02/2015 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 site lies within the Metropolitan Green Belt where there is a presumption against inappropriate development. The proposed extension would have an adverse visual impact on the character, appearance and pattern of development. The proposed extensions would have an adverse affect on the open characteristics of the Green Belt as a result of increasing its developed appearance and reducing the spacing at first floor level between buildings. As such, the proposals represent inappropriate development and as no very special circumstances have been advanced of sufficient weight to set aside Green Belt policies of restraint, is contrary to the advice contained in the National Planning Policy Framework and would conflict with Policy RA3 of the Welwyn Hatfield District Plan 2005.
2. The development, by virtue of the scale and spacing between buildings adjacent and in the locality of the site is of poor quality design which is unreflective, inappropriate non-vernacular design which fails to strengthen and conserve the character and context of the dwelling or surrounding area or the local landscape character. Accordingly the proposal is contrary to Policies D1, D2 and RA10 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guidance (Statement of council Policy 2005) and the National Planning Policy Framework.

**SUMMARY OF REASONS FOR REFUSAL:**

**Continuation...**

The decision has been made taking into account material planning considerations and where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework (see Officer's report which can be inspected at these offices).

**REFUSED DRAWING NUMBERS:**

Site Location Plan 12EV1 – 2 & 12EV1 -3 & Existing Ground Floor Plan & Proposed First Floor Plan & Proposed Elevations received and dated 05 February 2015 and 12 EV1 – 1surv (Existing elevations) & 12 EV1 – 1surv (Existing Plans) received and dated 30 March 2015.

Date: **02/04/2015**

A handwritten signature in black ink, appearing to read 'Colin Haigh', written in a cursive style.

Colin Haigh  
Head of Planning