



WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE
Telephone: Welwyn Garden (01707)357000

PLANNING DECISION NOTICE – REFUSAL

S6/2007/543/FP

ERECTION OF DETACHED DWELLING AND RETENTION OF TWO
OUTBUILDING FOLLOWING DEMOLITION OF EXISTING
DWELLING, DETACHED GARAGE AND OUTBUILDING

at: 53 KENTISH LANE, BROOKMANS PARK, HATFIELD,

Agent Name And Address

BB PARTNERSHIP,
FAO MR C BLISS
17 REMINGTON STREET,
LONDON,
N1 8DH

Applicant Name And Address

RAM HOMES LTD,
FAO MR S ANDERSON,
ORCHARD COTTAGE,
EPPING ROAD,
ROYDON,
CM19 5DA

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 02/04/2007 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 replacement dwelling would significantly exceed the size of the original dwelling being replaced as it would be significantly larger due to the increase in bulk, massing, volume and floorspace, which is exacerbated by the provision of the basement. It would be a more conspicuous structure and, as a consequence, it would also be more visually intrusive in the countryside to the detriment of the openness, character, appearance and visual amenity of the Green Belt. As such, the proposed development represents inappropriate development and no very special circumstances are apparent in this case to set aside Green Belt policies of restraint, and so is contrary to the advice contained in Planning Policy Guidance Note 2 and would conflict with Policy RA4 of the Welwyn Hatfield District Plan 2005.

REFUSED PLAN NUMBER(S): SK01 & ELP-01 & ELP-02 & ELP-03 & ELP-05 & ELP-06 & ELP-07 & ELP-08 & ELP-09 & ELP-10 & ELP-11 & ELP-12, all date stamped 02 April 2007.

Date: 25/05/2007

Chris Conway
Chief Planning & Environmental Health Officer