



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

N6/2008/962/FP

ERECTION OF THREE STOREY EXTENSION TO ACCOMMODATE THIRTY BEDROOMS

**at: STANBOROUGH BEEFEATER AND TRAVEL INN STANBOROUGH ROAD
WELWYN GARDEN CITY**

Agent Name And Address

DEBBIE JONES
CLIFF WALSINGHAM & COMPANY
BOURNE HOUSE
BOURNE END
CORES END ROAD
BUCKINGHAMSHIRE
SL8 5AR

Applicant Name And Address

WHITBREAD GROUP
WHITBREAD COURT
HOUGHTON HALL BUSINESS PARK
DUNSTABLE

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 24/06/2008 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 virtue of the positioning and scale of extension would result in a loss of significant spacing between the application property and neighbouring residential properties. This would result in the loss of the open feel on the site and the property subsequently forming a dominant addition to the application site and surrounding area. The proposal is therefore contrary to Planning Policy Statement SD1, GBSP2, D1 and D2 of the Welwyn Hatfield District Plan statement of council policy 2005.
2. The proposed parking provision would fail to deal with the increased demand for car parking as a result of the proposed development. The proposal would therefore result in an insufficient amount of parking space and would fail to comply with policy M1, M2 and M14 of the Welwyn Hatfield District Plan statement of council policy 2005.

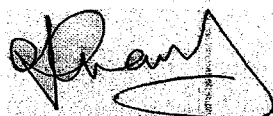
Continuation...

3. The applicant has failed to satisfy the sustainability aims of the plan and to secure the proper planning of the area by failing to ensure that the impact of the proposal on the highway is mitigated. The applicant has failed to provide a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) relating to the payment of financial contributions required for Sustainable Transport Measures. The Local Planning Authority considers that it would be inappropriate to secure the required financial contributions by any method other than a Unilateral Undertaking and the proposal is therefore contrary to Policy IM2 and M4 of the Welwyn Hatfield District Plan 2005.

REFUSED PLAN NUMBERS

1:1250 Site Location Plan & 2587/P6 A & 2587/P1 B & 2587/P2 B & 2587/P7 A & 2587/P5 A & 2587/P4 A & 2587/P3 A, all received and dated 24 June 2008.

Date: **19/08/2008**



Chris Conway
Chief Planning & Environmental Health Officer