



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2008/1158/FP

ERECTION OF NEW GARAGE

at: GREAT NAST HYDE HOUSE WILKINS GREEN LANE HATFIELD

Agent Name And Address

RUSSELL TAYLOR ARCHITECTS
85 BLACKFRIARS ROAD
LONDON
SE1 8MA

Applicant Name And Address

MR & MRS WONG
GREAT NAST HYDE HOUSE
WILKINS GREEN LANE
HATFIELD
HERTS
AL10 9RB

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 03/07/2008 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 proposed detached garage would form a highly prominent structure within the immediate setting of the main house. The garage would detract from the appearance of the Listed Building and have a detrimental impact upon the existing character and appearance of the locality. There is insufficient evidence to justify such a significant change and harmful impact to their overall appearance. The proposal therefore does not comply with the requirements of Policy D2 of the Welwyn Hatfield District Plan 2005 and PPG15 (Planning and the Historic Environment).
2. The site is within the Metropolitan Green Belt where it is the policy of the local planning authority as set out in PPG2 to not to allow development unless it is essential for the purposes of agriculture or other uses appropriate to the rural area. No agricultural need has been proved and neither is the use appropriate to a rural area. The proposed garage outbuilding would appear prominent and visually intrusive in the countryside, by reason of its height, bulk and mass. This addition would therefore have a detrimental impact upon the open character of the Green Belt. Furthermore, it would incorporate residential accommodation that cannot be justified in terms of the purposes specified and no very special circumstances are apparent in this case.

Continuation...

REFUSED PLAN NUMBERS:

Site Location Plan 6103/2/01 & 6103/2/02 & 6103/2/03 & 6103/2/04 & 6103/2/05 & 6103/2/06 & 6103/2/07 & 6103/2/08 & 6103/2/09 & 6103/2/10 & 6103/2/01 and date stamped 3 July 2008.

Date: **28/08/2008**

A handwritten signature in black ink, appearing to read 'Chris Conway', with a large, stylized flourish at the end.

Chris Conway
Chief Planning & Environmental Health Officer