



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2008/2240/FP

ERECTION OF TWO STOREY REAR AND SIDE EXTENSIONS AND FRONT PORCH

at: 91 NORTHAW ROAD WEST NORTHAW POTTERS BAR

Agent Name And Address

MR D POULTER
36 WATERFORD GREEN
WELWYN GARDEN CITY
AL7 2LE

Applicant Name And Address

MS S ALLEN
91 NORTHAW ROAD WEST
NORTHAW
POTTERS BAR
EN6 4NS

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 21/11/2008 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 site lies within the Metropolitan Green Belt where there is a presumption against inappropriate development. The resultant dwelling would materially exceed the size of the original dwelling as it would be significantly bulkier due to the cumulative impact of existing and proposed additions. The dwelling would appear a more conspicuous structure and would be more visually intrusive in the countryside to the detriment of the openness of the Metropolitan 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 Policies RA3 of the Welwyn Hatfield District Plan 2005.
2. The proposed two storey extension, by virtue of its height, depth and proximity to the western boundary, would result in a loss of light and have an overbearing impact upon the occupants of the adjoining dwelling to the west (number 89). This would result in an adverse loss of residential amenity to the occupants, which would be contrary to Policy D1 of the Welwyn Hatfield District Plan 2005.

Continuation...

3. The proposed two storey extension, by virtue of its size, design and bulk would appear out of place and not reflect the character of the existing dwelling. The design of the proposed two storey extensions would not achieve an appropriate standard and would not be subordinate to the original and existing dwelling. The resultant dwelling would appear overly prominent and incongruous within the streetscene and have a detrimental impact upon the character and appearance of the locality. This fails to comply with PPS1 (Delivering Sustainable Development) and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance.

INFORMATIVE:

There is a discrepancy in the plans. The ground floor plan, roof plan, site plan (1:1250 and location plan (1:500) have been illustrated to show the proposed side extension set back from the front elevation by 0.5m, whilst the first floor plan and side elevation show a distance of 1m.

REFUSED PLAN NUMBERS:

E01 & P01 received and dated 21 November 2008.

Date: **16/01/2009**



Chris Conway
Chief Planning & Environmental Health Officer