



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2009/291/FP

ERECTION OF SIDE EXTENSION

at: CHESTNUT FARM WOODFIELD LANE BROOKMANS PARK HATFIELD

Agent Name And Address

MR P COX
ALAN COX ASSOCIATES
59A HIGH STREET
BARNET
EN5 5UR

Applicant Name And Address

MRS E STAVROU
CHESTNUT FARM
WOODFIELD LANE
BROOKMANS PARK
HATFIELD
AL9 6JJ

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 10/02/2009 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 development when considered cumulatively with the existing extensions to the application dwelling, would result in disproportionate increases to the size of the original main dwellinghouse. The resultant dwelling would have an adverse impact upon the openness of the Metropolitan Green Belt. The proposal would fail to comply with the requirements of Policy RA3 of the Welwyn Hatfield District Plan 2005 and PPG2. The application has failed to demonstrate any very special circumstance that would outweigh the proposed developments inappropriateness and detrimental impact upon the Green Belt.

REFUSED PLAN NUMBERS:

1220-7 & 250001/2 REV.A & 25000/JNS1 REV.A & 25000/JNS2 REV.A received and dated 10 February 2009.

Date: **07/04/2009**

Tracy Harvey
Head of Development Control