



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2009/1405/FP

ERECTION OF SINGLE STOREY FRONT AND REAR EXTENSION AND TWO STOREY SIDE EXTENSION

at: 2 DE HAVILLAND CLOSE HATFIELD

Agent Name And Address

MR ERIC HARRISON
DAVAL
LYE LANE
BRICKET WOOD
HERTS
AL2 3TE

Applicant Name And Address

MR S AL SAWAN
2 DE HAVILLAND CLOSE
HATFIELD
AL10 0DR

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 24/07/2009 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 two storey side extension would appear unduly prominent and overbearing to the adjacent public footpath failing to maintain or enhance the character of the area. The width of the two storey side extension would not be subordinate in scale to the application dwelling and the splayed flank elevation would have an contrived appearance which fails to complement or reflect the design and character of the existing dwelling. The proposed extensions are therefore contrary to PPS1, Policy ENV7 of the East of England Plan 2008, Policy D1 and D2 of the Welwyn Hatfield District Plan and Supplementary Design Guidance, February 2005 (Statement of Council Policy)

REFUSED PLAN NUMBER(S): 1:1250 Site Location Plan & 1:200 Block Plan & DH.01 received and dated 24 July 2009.

Continuation...

INFORMATIVE

The Planning Authority has determined the application on the basis of the information available to it, but this does not warrant or indicate that the application site is safe or stable or suitable for development proposed, or that any nearby land is structurally stable. The responsibility for safe and suitable development rests upon the developer and/or land owner and they should take expert advice from properly qualified experts to ensure that the historic chalk mining activities in the area will not adversely affect the development.

Date: **18/09/2009**

A handwritten signature in black ink, appearing to read 'TH', followed by a long horizontal stroke extending to the right.

Tracy Harvey
Head of Development Control