



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2009/1545/FP

ERECTION OF A DETACHED DOUBLE GARAGE

at: 101 BROOKMANS AVENUE BROOKMANS PARK HATFIELD

Carriage Return

Agent Name And Address

HERTFORD PLANNING SERVICE
WESTGATE HOUSE
37-41 CASTLE STREET
HERTFORD
SG141HH

Applicant Name And Address

Mr D Morgan
101 Brookmans Avenue
Brookmans Park
HATFIELD
AL9 7QG

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 03/08/2009 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 would have an adverse impact upon the character and appearance of the surrounding street scene. By reason of the proposal's height, bulk, design and siting close to the boundaries with the public highway, the development would appear overly prominent, dominant and out of place within the surrounding street scene. The proposal would fail to harmonise with the character and context of the locality and therefore would not meet the requirements of Policy D2 of the Welwyn Hatfield District Plan 2005.
2. The proposed development would be within close proximity to a mature Oak tree, which make a valuable contribution to the street scene. The application has been submitted without a method statement that is in compliance with BS5837:2005 Tree in Relation to Construction . The application has therefore not demonstrated the development's impact upon the tree and that the development would not suffer from subsidence once built. The application has therefore failed to meet the requirements of Policy D8 of the Welwyn Hatfield District Plan 2005.

REFUSED PLAN NUMBERS: 9317/P002 B & 9317/P003 B & 9317/P004 received and date 03 July 2009.

Date: **28/09/2009**

Tracy Harvey

Continuation...

Head of Development Control