



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2009/1571/FP

ERECTION OF REAR CONSERVATORY

at: 32 FIRS WOOD CLOSE NORTHAW POTTERS BAR

Agent Name And Address

MR RAY MERRY
ASK WINDOWS LTD
145A THE BROADWAY
MILL HILL
LONDON
HA8 6AB

Applicant Name And Address

MR SCUTT
32 FIRS WOOD CLOSE
NORTHAW
POTTERS BAR
EN6 4BY

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 04/09/2009 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 site lies within the Metropolitan Green Belt where there is a presumption against inappropriate development. The proposed conservatory would add considerably to the bulk of the existing building resulting in a prominent addition. The cumulative impact of the existing dormer and the proposed conservatory would result in a disproportionate increase that is not subordinate to the scale of the original dwelling and out of character with the appearance and pattern of development. As such, the proposals would have an adverse effect on the open characteristics of the Green Belt and represent inappropriate development and as no very special circumstances have been advanced of sufficient weight to set aside Green Belt policies of restraint, the proposal is contrary to the advice contained in Planning Policy Guidance Note 2 and would conflict with Policy RA3 of the Welwyn Hatfield District Plan 2005.

REFUSED PLAN NUMBER(S): 1:1250 Site Location Plan & EN6 4BY/Firw-321 & EN6 4BY/Firw-325 (proposed elevations) & EN6 4BY/Firw-320 & EN6 4BY/Firw-325 (existing elevations) received and dated 4th September 2009

Date: **30/10/2009**

Tracy Harvey

Continuation...

Head of Development Control