



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2009/2042/FP

ERECTION OF TWO STOREY REAR EXTENSION

at: 11- 12 HOOK LANE NORTHAW POTTERS BAR

Agent Name And Address

ME A MURRAY
INHABIT ARCHITECTURE
10 SOUTHFIELD
WELWYN GARDEN CITY
AL7 4ST

Applicant Name And Address

MR G WINTER
11 HOOK LANE
NORTHAW
POTTERS BAR
EN6 4DA

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 18/09/2009 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 proposal by virtue of the cumulative impact of extensions on the property at No.11 Hook Lane would fail to appear as a limited extension or alteration to the dwelling resulting in a disproportionate increase in the size of the built form on the site. The proposal is therefore inappropriate development within the Green Belt and the applicant has failed to show to the satisfaction of the Local Planning Authority that there are Very Special Circumstances to justify the harm by reason of its inappropriateness. The proposal is therefore contrary to PPG2 and policies RA3, D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance, Statement of Council Policy, 2005.

REFUSED PLAN NUMBER(S): 001 & 002 & 003 & 005 & 006 received and dated 18 September 2009

Date: **13/11/2009**

Continuation...

Tracy Harvey
Head of Development Control