



Town and Country Planning Act 1990  
**PLANNING DECISION NOTICE – REFUSAL**

**S6/2011/32/FP**

**Erection of a detached double garage**

**at: 101 Brookmans Avenue Brookmans Park HATFIELD**

**Agent Name And Address**

Mrs J Bezer  
Hertford Planning Service  
Westgate House  
37-41 Castle Street  
HERTFORD  
SG14 1HH

**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 02/02/2011 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 makes 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 C & 9317/P003 C received and dated 02 February 2011.

Date: **30/03/2011**

Tracy Harvey

**Continuation...**

Head of Development Control