



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2012/96/FP

Erection of two storey front extension, with two dormers to the front, roof alterations, rooflights to the side planes of roof, remodelling of elevations, garage to side and part demolition at the rear of the existing dwelling

at: 9 Wilkins Green Lane HATFIELD

Agent Name And Address

Ms S Rattenbury
3 Camp View Road
ST ALBANS
AL1 5LN

Applicant Name And Address

Mr & Mrs A Titmuss
9 Wilkins Green Lane
HATFIELD
AL10 9RT

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 18/01/2012 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, by reason of its design, bulk, depth and overall size would appear out of place and have an adverse impact upon the character and appearance of the locality. Furthermore, the proposal would appear overbearing, dominant and too prominent when viewed from the surrounding area. In particular, the 2.5 storey appearance to the front of the dwelling, large flat roof and particularly deep flank elevations would appear excessive and out of proportion with the existing development within the locality. The proposal is therefore contrary to the National Planning Policy Framework, Policy ENV7 of the East of England Plan 2008 and Policies GBSP2, D1 and D2 of the Welwyn Hatfield District Plan 2005.
2. The proposed development by virtue of its siting, depth, height and proximity to the flank boundaries, would be overbearing and too dominant when viewed from the neighbouring plots. This overbearing impact would be worsened by some overshadowing of the adjacent land. The proposed dwelling would result in an adverse loss of residential amenity to the occupiers of the adjacent dwellings. The proposal is therefore contrary to the National Planning Policy Framework, Policy ENV7 of the East of England Plan 2008 and Policies GBSP2 and D1 of the Welwyn Hatfield District Plan 2005.

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3. The proposed development by reason of its layout design and positioning of windows within the rear elevation would result in overlooking of the adjacent dwelling to the west (no 10). This overlooking and perceived overlooking of windows within the front elevation of number 10 would result in a direct loss of privacy and residential amenity. The proposal is therefore contrary to the National Planning Policy Framework and Policy D1 of the Welwyn Hatfield District Plan 2005.

REFUSED PLAN NUMBERS: Site Location Plan WGL 101-OS & WGL 102-11 & WGL 102-10 & WGL 102-1 & WGL 102-2 & WGL 102-3 & WGL 102-5 & WGL 102-20 received and dated 18 January 2012.

Date: **27/03/2012**

A handwritten signature in black ink, appearing to read 'TH', with a long horizontal flourish extending to the right.

Tracy Harvey
Head of Planning