



**Notice of Decision**  
**Town and Country Planning Act 1990**  
**Town and Country Planning (General Permitted**  
**Development) (England) Order 2015**  
**Prior Approval Refused**

To: Mr R Lloyd

**Application No:** 6/2015/1816/PN8

**Date of Approval:** 6 November 2015

**DETERMINATION BY THE LOCAL PLANNING AUTHORITY IN RESPECT TO**  
**PRIOR APPROVAL UNDER SCHEDULE 2, PART 1, CLASS A OF THE TOWN**  
**AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)**  
**(ENGLAND) ORDER 2015**

**WELWYN HATFIELD BOROUGH COUNCIL (Local Planning Authority) in**  
**pursuance of its powers under the above-mentioned act and orders, hereby**  
**determine that the development fails to comply with the limitations contained**  
**within class A. The application is hereby REFUSED for the following**  
**reason(s): -**

**Development:** Prior approval for a single storey rear extension measuring 3 metres deep, 2.4 metres wide and 3.3 metres high

**At location:** 11 Campion Road, Hatfield, AL10 9FA

**Applicant:** Mr K Healy

**Application Date:** 11 September 2015

In accordance with the accompanying plans and particulars, for the reasons specified below: -:

The proposal fails to comply with Schedule 2, Part 1, Class A of The Town and Country (General Permitted Development) Order 2015 for the following reasons:

1. Permitted development rights have been removed by way of condition 15 of planning approval S6/1999/0971/FP.
2. The enlarged part of the dwellinghouse would have a single storey and not extend beyond the rear wall of the original dwellinghouse by more than 3 metres in the case of any other dwellinghouse. Accordingly, the conditions of section A.4 of the Order is not applicable, and the requirement to provide information to the local planning authority to assess prior approval does not apply.

REFUSED DRAWING NOS: 1:1250 Site Location Plan & mp.2544 Elevations as Proposed & mp.2544 Plans as Existing and Proposed received 11/09/2015

A handwritten signature in black ink, appearing to read 'CHaigh', written in a cursive style.

Colin Haigh  
**Head of Planning**

## **Town and Country Planning Act 1990**

### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier. •
- In all other cases, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice. •
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.gov.uk/government/organisations/planning-inspectorate](http://www.gov.uk/government/organisations/planning-inspectorate).
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

### Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.