



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

To: Mr C Spencer

Application No: 6/2017/2646/PN8

Date of Approval: 22 December 2017

**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 the erection of a single storey rear extension
 measuring 8m in depth, 2.8m in height and 2.541m to the eaves.

At location: Manor Cottage Vineyards Road Northaw Potters Bar EN6 4PQ

Applicant: Mr J Gelber

Application Date: 16 November 2017

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

1. The proposed single storey rear extension would be attached to a non-original front and side extension to the subject dwelling. As such, the total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) would exceed the limits set out in Schedule 2, Part 1, Class A, A.1, h, j and ja of the Town and Country Planning (General Permitted Development)(England)(Amendment) Order 2017.

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
Existing Elevations		Existing Elevations	10 November 2017
MC-R00-		Existing 3D Views	10 November 2017

EX-104		
MC-R00-	Existing Plans	10 November 2017
EX-102		
MC-R00-	Location Plan	16 November 2017
PR-101		
MC-R00-	Proposed Floor Plans	10 November 2017
PR-102		
MC-R00-	Proposed Elevations	10 November 2017
PR-103		
MC-R00-	Proposed 3D Views	10 November 2017
PR-104		
MC-R00-	Site Plan	16 November 2017
PR-100		



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 can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- 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.