

Notice of Decision
Town and Country Planning Act 1990
Town and Country Planning (Development
Management Procedure) (England) Order 2015
Refusal of Permission for Development

Mr Scott
1325 High Road
Whetstone
London
N20 9HR

Application No: 6/2017/2957/HOUSE

Date of Refusal: 15 February 2018

WELWYN HATFIELD BOROUGH COUNCIL, in pursuance of powers under the above mentioned Act, hereby REFUSE to permit: -

Development: Erection of ground floor extension & construction of a basement following evacuation and demolition of existing pool area and removal of external paving and terraced areas

At Location: Wildewood Kentish Lane Brookmans Park Hatfield AL9 6JG

Applicant: Mr & Mrs M Guvener

Application Date: 22 December 2017

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

1. The proposed development would result in disproportionate additions over and above the size of the original building and is therefore inappropriate development within the Green Belt. Furthermore, the increased footprint and bulk of the building would result in a loss of openness of the Green Belt. Very special circumstances do not exist as the potential harm to the Green Belt is not clearly outweighed by other considerations. Accordingly, the proposal is contrary to Policy RA3 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005, the National Planning Policy Framework 2012 and Policy SADM 34 Draft Local Plan Proposed Submission 2016.

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
1513.P.00		Site Location Plan	20 December 2017
1513.P.01	A	Existing Site Plan	20 December 2017
1513.P.02	A	Existing Plans	20 December 2017
1513.P.03		Existing Elevations	20 December 2017
1513.P.04	A	Proposed Plans and Basement	20 December 2017

1513.P.05	A	Proposed Elevations	20 December 2017
1513.P.06	0	Proposed Site Plan	20 December 2017
1513.P.07	A	Site Sections	20 December 2017
1513.P.00	A	Site Location Plan	22 December 2017

1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).



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 1990.
- 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 [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse permission for
 - a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks 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.