

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 M Grainger
45 Oak End
Buntingford
SG9 9BU

Application No: 6/2018/0020/HOUSE

Date of Refusal: 14 March 2018

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

Development: Erection of a two storey rear extension and conversion of garage into a habitable room

At Location: 16 Daffodil Close Hatfield AL10 9FF

Applicant: Mr & Mrs N Soden

Application Date: 16 January 2018

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

1. The proposal by virtue of the loss of the existing garage parking space would result in the loss of one off street parking space for the dwelling resulting in a deficit of parking for this dwelling. The proposal would increase the pressure for on road parking and would not be compatible with the maintenance and enhancement of the character of this residential development and accordingly fail to provide a high standard of design. Furthermore, the applicant has failed to demonstrate sufficient justification to the satisfaction of the Local Planning Authority that would outweigh this harm. The proposal is therefore contrary to the National Planning Policy Framework and saved Policies D1, D2 and M14 of the Welwyn Hatfield District Plan 2005 the Welwyn Hatfield District Plan, the Supplementary Planning Guidance for Parking Standards 2004 and the Council's Interim Policy for Car Parking Standards.

REFUSED DRAWING NUMBERS

2.	Plan Number	Revision Number	Details	Received Date
	1775-01	D	Double Storey Rear extension	3 January 2018

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).

A handwritten signature in black ink, appearing to read 'C. Haigh', 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 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.